



THIS SPACE RESERVED FOR

2021-007991

Klamath County, Oregon

05/19/2021 01:12:00 PM

Fee: \$87.00

After recording return to:

Donald J. Hess and Laura E. Penkava

7120 Wocus RD

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Donald J. Hess and Laura E. Penkava

7120 Wocus RD

Klamath Falls, OR 97601

File No. 461580AM

STATUTORY WARRANTY DEED

Richard W. Smith and Barbara Suzanne Smith, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Donald J. Hess and Laura E. Penkava, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Property One:

Parcel 2 of Land Partition 16-00, situated in the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Property Two:

Beginning at a point 200 feet North of a point which is 30 feet East of the Southwest corner of Section 20; thence Easterly and parallel with the South line of Section 20 a distance of 100 feet; thence Southerly and parallel to the West line of Section 20 a distance of 100 feet; thence Easterly and parallel to the South line of Section 20, a distance of 128 feet; thence Northerly and parallel to the West line of Section 20 a distance of 200 feet; thence Westerly and parallel to the South line of Section 20 a distance of 228 feet; thence Southerly and parallel to the West line of Section 20 a distance of 100 feet to the place of beginning. Said property lying and being in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING that portion lying within the right of way of U. S. Highway No. 97.

The true and actual consideration for this conveyance is \$212,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 18 day of May 2021

Richard W. Smith
Richard W Smith

B. Suzanne Smith
Barbara Suzanne Smith

State of Oregon } ss
County of Klamath }

On this 18 day of May, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Richard W. Smith and Barbara Suzanne Smith, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Sciurba

Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Dec 17 2021

