

**2021-008031**  
Klamath County, Oregon

**GRANTORS NAME AND ADDRESS**

JACQUELINE J. SMITH  
12043 Highway 66  
Klamath Falls, Oregon 97601



05/20/2021 10:40:36 AM

Fee: \$92.00

**GRANTEES NAMES AND ADDRESS**

ROBERT W. SMITH  
JACQUELINE J. SMITH  
12043 Highway 66  
Klamath Falls, Oregon 97601

**AFTER RECORDING RETURN TO**

NEAL G. BUCHANAN, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**SEND TAX STATEMENTS TO**

GRANTEES  
12043 Highway 66  
Klamath Falls, Oregon 97601

**WARRANTY DEED - STATUTORY FORM**

**JACQUELINE J. SMITH, Grantor,** conveys and warrants to **ROBERT W. SMITH and JACQUELINE J. SMITH, husband and wife, Grantees,** all of that certain real property legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

Jacqueline J. Smith  
**JACQUELINE J. SMITH** Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 20<sup>th</sup> day of May, 2021, by **JACQUELINE J. SMITH**, Grantor.

Katie Shari Terrell  
NOTARY PUBLIC FOR OREGON  
My Commission Expires 4-7-23



PARCEL 1:

That portion of the NW¼ NW¼ of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning on the North right of way line of the Klamath Falls-Ashland Highway at a point from which the Northwest corner of said Section 33 bears North 25°40' West a distance of 1230.75 feet, thence South 72°38' West along the North right of way line of said highway a distance of 160.7 feet to the true point of beginning, which point of beginning is on the Easterly boundary of a parcel of land deeded to R.A. Jameson, et ux., in a deed dated August 2, 1943, recorded November 15, 1943 in Book 159 at Page 581, Deed Records of Klamath County, Oregon; thence North 0°21' West a distance of 190 feet; thence South 89°39' West 153.4 feet; thence South 0°21' West to the North line of the Klamath Falls-Ashland Highway; thence North 72°33' West along said Highway, to the point of beginning.

Klamath County Assessor's No. R-3908-033BO-01200-000 and Property ID No. R502174

Parcel No. 2:

A portion of that tract of real property described in Vol. 166 at Page 587 of deed records of Klamath County, Oregon, dated July 3, 1944 and filed for record July 7, 1944; being that one acre, (more or less) excepted therefrom in the southeast corner thereof, having a frontage on the highway of 110 feet and being further described as follows: Beginning on the highway at a point 110 feet southwest of the southeast corner of the above tract; thence northeasterly along the highway 110 feet the southeast corner thereof; thence N 0°21' West 388.0 feet; thence west to a point north 0°21' West of the point of beginning; thence south to the point of beginning, in Klamath County, Oregon.

Klamath County Assessor's No. R-3908-033BO-01300-000 and Property ID No. R502165