

RECORDING REQUESTED BY:



3539 Heathrow Way, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Clyde Smith and Joann Smith

GRANTEE'S NAME:

Tim Alvarez and Kristina Alvarez

AFTER RECORDING RETURN TO:

Order No.: 470321076010-CC

Tim Alvarez and Kristina Alvarez, as tenants by the entirety
1675 Old Stage Road
Central Point, OR 97502

SEND TAX STATEMENTS TO:

Tim Alvarez and Kristina Alvarez
1675 Old Stage Road
Central Point, OR 97502

APN: Account No. 71576

41873 Lakewood Drive, Klamath Falls, OR 97601

2021-009531

Klamath County, Oregon

06/17/2021 10:50:00 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Clyde Smith and Joann Smith, as tenants by the entirety, Grantor, conveys and warrants to Tim Alvarez and Kristina Alvarez, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 1, 2 and 3 in Block 4 of Tract No. 1051, LAKEWOODS, UNIT NO 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$440,000.00). (See ORS 93.030).

Subject to:

Easements, conditions, covenants and restrictions of record.

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.

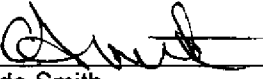
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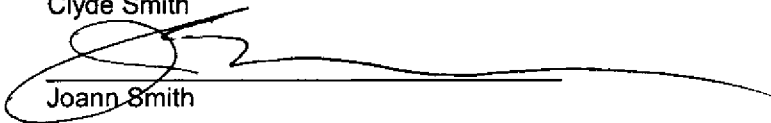
STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

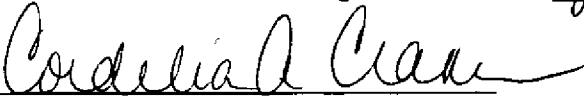
Dated: June 4, 2021


Clyde Smith


Joann Smith

State of OREGON
County of JACKSON

This instrument was acknowledged before me on June 13, 2021 by Clyde Smith and Joann Smith.


Cordelia A Craner, Notary Public - State of Oregon

My Commission Expires: February 23, 2025

