

473575 AM

RECORDING REQUESTED BY:

TICOR TITLE

1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

William A. Smith and Mary J. Smith

GRANTEE'S NAME:

Michael S. Farrar and Stacy A. Farrar

AFTER RECORDING RETURN TO:

Order No.: 470321075791-SB
Michael S. Farrar and Stacy A. Farrar
3919 Monrovia Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Michael S. Farrar and Stacy A. Farrar
3919 Monrovia Way
Klamath Falls, OR 97603

TL 5700 Lakewoods Drive, Klamath Falls, OR 97601

2021-011403

Klamath County, Oregon

07/26/2021 09:42:00 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William A. Smith and Mary J. Smith, as tenants by the entirety, Grantor, conveys and warrants to Michael S. Farrar and Stacy A. Farrar, 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:

See attached "Exhibit A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVENTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$79,500.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: 7/15/2024

William A. Smith
William A. Smith

Mary J. Smith
Mary J. Smith

State of Oregon
County of Washington

This instrument was acknowledged before me on 7/15/2024 by William A. Smith and Mary J. Smith.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8/16/2024

Sarah Elizabeth Walker
Notary Public

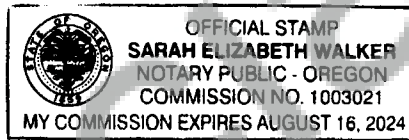


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 9 in Block 3 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.

Unofficial
Copy