



2021-013497
Klamath County, Oregon
09/03/2021 01:37:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Christopher D. Smith and Cynthia L. Smith

1060 Hanks St,

Klamath Falls, OR 97601

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

Christopher D. Smith and Cynthia L. Smith

1060 Hanks St,

Klamath Falls, OR 97601

File No. 482506AM

STATUTORY WARRANTY DEED

James E. Hicks and Kerry Maria Hicks, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Christopher D. Smith and Cynthia L. Smith, 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:

Lot 2 in Block 7 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS AND EXCEPT a parcel of land situated in the SW1/4 of the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 2 of Buena Vista Addition according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning a the Northeasterly corner of said Lot 2, thence along the Southerly right of way line of Hanks Street South 47° 21' 19" West a distance of 21.68 feet; thence leaving said right of way line South 41° 45' 48" East a distance of 45.91 feet to a point on the Easterly line of said Lot 2; thence North 16° 38' 57" West a distance of 51.07 feet, more or less, to the Point of Beginning, bearings being based on County Survey 5951.

The true and actual consideration for this conveyance is \$395,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 1st day of September, 2021.

James E. Hicks
James E. Hicks

Kerry Maria Hicks by James E. Hicks, as her attorney-in-fact
Kerry Maria Hicks by James E. Hicks, as her attorney-in-fact

State of FLORIDA } ss.
County of OKALOSA }

On this 1st day of September, 2021, before me, MARY E. HARRIS a Notary Public in and for said state, personally appeared James E. Hicks known or identified to me to be the person(s) whose name(s) subscribed to the within instrument Individually and as Attorney-in-fact of Kerry Maria Hicks, and acknowledged to me that he/she/they subscribed the name of Kerry Maria Hicks as principal and his/her own name as Attorney-in-fact.

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

Mary E. Harris / Mary E. Harris
Notary Public for the State of FLORIDA
Residing at: 548 Mary Estabroff Skiff, FWR, FL 32548
Commission Expires: 28 August 2023

