



THIS SPACE RESERVED FOR

2021-013874  
Klamath County, Oregon  
09/13/2021 02:43:01 PM  
Fee: \$92.00

After recording return to:

Nickolas S. Smith

5608 Schiesel Ave.

Klamath Falls, OR 97603

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

Nickolas S. Smith

5608 Schiesel Ave.

Klamath Falls, OR 97603

File No. 485850AM

### STATUTORY WARRANTY DEED

**Cindy E. Cherry and Dean H. Cherry, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Nickolas S. Smith,**

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:

**PARCEL 1:**

**Lot 17 of SCHIESEL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**PARCEL 2 :**

**All that real property situated in Lot 43, "Cloverdale" subdivision in Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Northeast corner of said Lot 43; thence South 00°09' West along the East line of said Lot 43, a distance of 30.0 feet; thence South 89°13' West parallel to the North line of said Lot 43, a distance of 73.9 feet; thence North 00°09' East, a distance of 30.0 feet to a point on the North line of said Lot 43, said point also being the Southwest corner of Lot 17 "Schiesel Tracts"; thence North 89°13' East a distance of 73.9 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$302,500.00.

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**

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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 10 day of September, 2021.

Cindy E. Cherry DOA for Dean H. Cherry  
Dean H. Cherry, by Cindy E. Cherry, by attorney in fact

Tammy M. Dentinger DOA for Dean H. Cherry  
Dean H. Cherry, by Tammy M. Dentinger, by attorney in fact

Cindy E. Cherry  
Cindy E. Cherry

State of Oregon} ss.

County of Marion

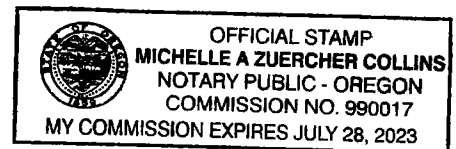
On this 10 day of September, 2021, before me, Michelle Zuercher Collins a Notary Public in and for said state, personally appeared Cindy E. Cherry known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of, and acknowledged to me that he/she/they subscribed the name of 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.

Michelle Zuercher Collins  
Notary Public for the State of Oregon

Residing at: Marion County, OR

Commission Expires: 7-28-2023



State of Oregon} ss.

County of Marion

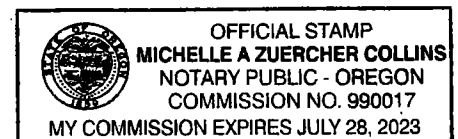
On this 10th day of September, 2021, before me, Michelle Zuercher Collins a Notary Public in and for said state, personally appeared Tammy M. Dentinger known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of, and acknowledged to me that he/she/they subscribed the name of 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.

Michelle Zuercher Collins  
Notary Public for the State of Oregon

Residing at: Marion County, OR

Commission Expires: 7-28-2023



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State of Oregon } ss  
County of Marion }

On this 10 day of September, 2021, before me, Michelle Zuercher Collins, a Notary Public in and for said state, personally appeared Cindy E. Cherry, 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.

Michelle Zuercher Collins  
Notary Public for the State of Oregon  
Residing at: Marion County, OR  
Commission Expires: 7-28-2023

