

2021-015666

Klamath County, Oregon



10/18/2021 12:25:35 PM

Fee: \$82.00

Lyle J. Smith

Grantor

Lyle J. Smith and Beverly J. Smith  
2650 Aurora Dr.  
Klamath Falls, OR 97603

Grantees

After recording return to:  
GRANTEES

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

### BARGAIN AND SALE DEED

Lyle J. Smith, Grantor, conveys to the Lyle J. Smith and Beverly J. Smith, husband and wife, Grantees, the real property and all improvements thereon located in Klamath County, Oregon, described as follows:

Tracts 2, 3 and 4, LANDIS PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 144 feet of Tract 4 as described in that certain deed from Clinton Landis, a single man to Earle William Tichenor and Isabell Jean Tichenor, husband and wife, dated November 5, 1941 and recorded November 6, 1941 in Book 142 at Page 313, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Easterly 144 feet of Tract 3 as described in that certain deed from Carolyn F. Peacore to Sterling W. Hancock, et ux, dated September 12, 1980 and recorded September 15, 1980 in Volume M-80 at Page 17483, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Easterly 144 feet of Tract 2.

ALSO KNOWN AS PARCEL 2 OF MINOR PARTITION 79-100.

Grantor represents and warrants that except as previously disclosed in writing to the Grantees, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantor.

This deed is absolute in effect and conveys fee simple title of the premises described to grantees and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is "other than money."

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.

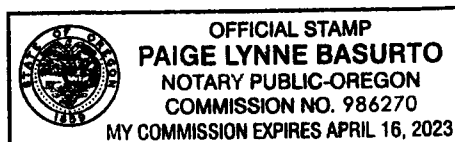
Dated this 16 day of October 2021.

Lyle J. Smith

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Lyle J. Smith and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)



Before me: Paige Lynne Basurto  
Notary Public for Oregon  
My Commission Expires: April 16, 2023