



2021-015855

Klamath County, Oregon

10/20/2021 02:48:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

William Ray Smith and Lisa Adele Smith

PO Box 928

Colusa, CA 95932

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

William Ray Smith and Lisa Adele Smith

PO Box 928

Colusa, CA 95932

File No. 492451AM

STATUTORY WARRANTY DEED

Valerie J. Hacking as Trustee of the Valerie J. Hacking Living Trust dated August 26, 2016,

Grantor(s), hereby convey and warrant to

William Ray Smith and Lisa Adele 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:

Parcel 1 of Land Partition 67-95 Parcel 2 of Minor Land Partition 79-83 (Webster) in N1/2 SW1/4 Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$339,000.00.

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:

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 18 day of October, 2021

Valerie J. Hacking Living Trust dated August 26, 2016

By:

[Signature]
Valerie J. Hacking, Trustee

State of CA } ss.
County of Sacramento

On this 18 day of October, 2021, before me, Deborah Planet a Notary Public in and for said state, personally appeared Valerie J. Hacking known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Valerie J. Hacking Living Trust dated August 26, 2016, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]
Notary Public for the State of CA
Residing at: Sacramento
Commission Expires: 10/14/25

