



THIS SPACE RESERVED FOR

2021-018225
Klamath County, Oregon
12/08/2021 02:10:01 PM
Fee: \$87.00

After recording return to:

Stephen R. Smith, Trustee of the Stephen R. Smith
Trust, dated February, 2006

PO Box 247

Malin, OR 97632

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

Stephen R. Smith, Trustee of the Stephen R. Smith
Trust, dated February, 2006

PO Box 247

Malin, OR 97632

File No. 507668AM

STATUTORY WARRANTY DEED

Thomas J. Guthrie and Ruby C. Guthrie, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Stephen R. Smith, Trustee of the Stephen R. Smith Trust, dated February, 2006,

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:

**The N 1/2 of the SW 1/4 of Section 27, Township 40 South, Range 12 East, of the Willamette Meridian,
Klamath County, Oregon.**

EXCEPTING THEREFROM all that portion lying within County Road 3310.

The true and actual consideration for this conveyance is \$165,000.00.

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 6 day of Dec 2021.

Thomas J. Guthrie
Thomas J. Guthrie
Ruby C. Guthrie
Ruby C. Guthrie

State of Oregon } ss
County of Jackson }

On this 6 day of December, 2021, before me, Rhonda J. Young, a Notary Public in and for said state, personally appeared Thomas J. Guthrie and Ruby C. Guthrie, 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.

Rhonda J. Young
Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 12-26-22

