



THIS SPACE RESERVED FOR

2021-018932
Klamath County, Oregon
12/22/2021 01:41:01 PM
Fee: \$87.00

After recording return to:

Steven Scott Smith and Tayla R. Smith

21033 West Hwy 140

Klamath Falls, OR 97601

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

Steven Scott Smith and Tayla R. Smith

21033 West Hwy 140

Klamath Falls, OR 97601

File No. 508498AM

STATUTORY WARRANTY DEED

Cameron A. Curtiss and Leona V. Curtiss as Co-Trustees of the Cameron A. Curtiss Revocable Trust U/T/A dated August 17, 2007 as to an undivided one-half interest and

Leona V. Curtiss also known as Jennie L. Curtiss and Cameron A. Curtiss, as Co-Trustees of the Leona V. Curtiss Revocable Trust U/T/A dated August 17, 2007 who acquired title as the Jennie L. Curtiss Revocable Trust U/T/A dated August 17, 2007, as to an undivided one-half interest, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Steven Scott Smith and Tayla R. 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 2 of Land Partition 10-13 being situated in the SW1/4 of Section 34, Township 36 South, Range 7 East and the NW1/4 of Section 3, Township 37, Range 7 East of the Willamette Meridian, Klamath County, Oregon recorded August 15, 2013 in Volume 2013-009390, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$350,000.00.

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 12-22-21 day of _____, _____.

Leona V. Curtiss Revocable Trust U/T/A dated August 17, 2007

By: Leona V. Curtiss
Leona V. Curtiss aka Jennie L. Curtiss, Trustee

By: Cameron A. Curtiss
Cameron A. Curtiss, Trustee

Cameron A. Curtiss Revocable Trust U/T/A dated August 17, 2007

By: Cameron A. Curtiss
Cameron A. Curtiss, Trustee

By: Leona V. Curtiss
Leona V. Curtiss aka Jennie L. Curtiss, Trustee

State of Oregon } ss
County of Klamath }

On this 22 day of December, 2021, before me, Emily Coe a Notary Public in and for said state, personally appeared Cameron A. Curtiss and Leona V. Curtiss aka Jennie L. Curtiss, Trustees of the Cameron A. Curtiss Revocable Trust and the Leona V. Curtiss Revocable Trust, 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.

Emily Coe

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025

