



THIS SPACE RESERVED FOR

2022-000075
Klamath County, Oregon
01/04/2022 08:38:01 AM
Fee: \$92.00

After recording return to:

Pamela Marie Brown

1765 Logan St.

Klamath Falls, OR 97603

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

Pamela Marie Brown

1765 Logan St.

Klamath Falls, OR 97603

File No. 512068AM

STATUTORY WARRANTY DEED

Paul M. Smith,

Grantor(s), hereby convey and warrant to

Pamela Marie Brown,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$15,200.00.

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 27th day of December, 2021

X Paul M. Smith
Paul M. Smith

State of _____ } ss California
County of _____ } Sacramento

On this 27th day of Dec, 2021, before me, Trang Vo a Notary Public in and for said state, personally appeared Paul M. Smith, 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.

Trang Vo
Notary Public for the State of California
Residing at: Sacramento
Commission Expires: August 15, 2025



EXHIBIT "A"

512068AM

PARCEL 1:

The North 10 feet of the following described property in Klamath County, Oregon:

Commencing at the Southwest corner of that certain 10 foot public walkway where it meets Logan Street on the East side; thence South parallel to the East line of Logan Street 80 feet to the true point of beginning; thence East 100 feet to the West boundary of Lot 10, Block 1 of CASA MANANA; thence South along said West line of Lot 10 and 11 if extended Southerly, to the South line of said Block 1, if extended; thence West 100 feet to the East line of Logan Street; thence North to the point of beginning.

PARCEL 2:

The North 1/2 of the following described property:

That portion of Lots 21, 24 and 25, VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of that certain 10 foot public walkway where it meets Logan Street on the East side; thence South parallel to the East line of Logan Street 80 feet to the true point of beginning; thence East 100 feet to the West boundary of Lot 10, Block 1 of CASA MANANA; thence South along said West line of Lot 10 and 11 if extended Southerly, to the South line of said Block 1 if extended; thence West 100 feet to the East line of Logan Street; thence North to the point of beginning, EXCEPT the North 10 feet thereof in the Klamath County, Oregon.