



2022-001025

Klamath County, Oregon

01/26/2022 12:27:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Wade Weeden and Michelle Weeden and Robert L.

Mikelson and Bonita Mikelson

12043 Highway 66

Klamath Falls, OR 97601

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

Wade Weeden and Michelle Weeden and Robert L.

Mikelson and Bonita Mikelson

12043 Highway 66

Klamath Falls, OR 97601

File No. 515439AM

### STATUTORY WARRANTY DEED

**Robert W. Smith and Jacqueline J. Smith, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Wade Weeden, Michelle Weeden, Robert L. Mikelson and Bonita Mikelson, with right of survivorship,**

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:

**A portion of that tract of real property described in Volume 166 at Page 587 of deed records of Klamath County, Oregon, dated July 3, 1944 and filed for record July 7, 1944;**

**Excepted therefrom in the Southeast corner thereof, having a frontage on the highway of 110 feet and being further described as follows:**

**Beginning on the highway at a point 110 feet Southwest of the Southeast corner of the above tract; thence Northeasterly along the highway 110 feet to the Southeast corner thereof; thence North 0°21' West 388.0 feet; thence West to a point North 0°21' West of the point of beginning; thence South 0°21 East to the point of beginning, in 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 20 day of Jan. 2022

Jacqueline J. Smith  
Jacqueline J. Smith

Robert W. Smith  
Robert W. Smith

State of Oregon } ss  
County of Klamath }

On this 20 day of January, 2022, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Robert Smith and Jacqueline J. 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.

Heather Sciurba

Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 11/21/2025

