

2022-002341

Klamath County, Oregon

02/24/2022 11:18:01 AM

Fee: \$92.00



After recording return to:
Jack Fawcett
PO Box 543
Whitehorn, CA 95589

Until a change is requested all tax
statements shall be sent to the
following address:
Jack Fawcett
PO Box 543
Whitehorn, CA 95589

File No.: 7161-3887277 (SA)
Date: January 19, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Wilfred Smelser as to Parcel I and Bill Smelser as to Parcel II, Grantor, conveys and warrants to **Jack Fawcett**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

SEE EXHIBIT A

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$485,000.00**. (Here comply with requirements of ORS 93.030)

APN: 324134

Statutory Warranty Deed
- continued

File No.: 7161-3887277 (SA)

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.

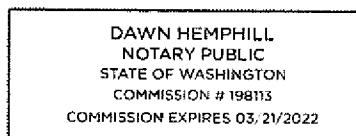
Dated this 16th day of February, 20 22.

Wilfred Smelser AKA Bill Smelser

Wilfred Smelser AKA Bill Smelser

STATE OF Washington)
County of Thurston) ss.

This Instrument was acknowledged before me on this 16th day of February, 20 22
by **Wilfred Smelser AKA Bill Smelser**.



Dawn Hemphill

Notary Public for Washington
My commission expires: 03/21/2022

Notarized online using audio-video communication

APN: 324134

Statutory Warranty Deed
- continued

File No.: 7161-3887277 (SA)

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL I:

THAT PORTION OF GOVERNMENT LOTS 2 AND 3, LYING EAST OF THE SPRAGUE RIVER IN SECTION 4, TOWNSHIP 36 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL II:

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING EAST OF THE THREAD OF SPRAGUE RIVER, IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM A PARCEL 60 FEET IN WIDTH ON THE EAST BOUNDARY OF THE ABOVE DESCRIBED PARCEL RUNNING FROM THE SPRAGUE RIVER HIGHWAY SOUTH TO THE NORTH LINE OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN. ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDARIES OF THE SPRAGUE RIVER HIGHWAY.

NOTE: This legal description was created prior to January 1, 2008.

Tax Parcel Number: 324134 and 257019 and 257046