

2022-009572

Klamath County, Oregon



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08/05/2022 11:43:24 AM

Fee: \$92.00

Prepared By

Michael R Smith
PO Box 403
Battleground, Washington
98604

After Recording Return To

AND TAX STATEMENTS
Kraig and Stephanie McGlathery
16330 SE Widgeon Court
Damascus, Oregon
97089

Space Above This Line for Recorder's Use

OREGON GENERAL WARRANTY DEED

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty Thousand Dollars (\$80,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Michael Smith and Jill Smith, a married couple, residing at PO Box 403, Battleground, Washington, 98604.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Kraig McGlathery and Stephanie McGlathery, a married couple, residing at 16330 SE Widgeon Court, Damascus, Oregon, 97089 (hereinafter called the "Grantee(s)") as tenancy by the entirety, all the rights, title, interest, and claim in or the following described real estate, situated in Klamath County, Oregon, to-wit:

Lot 5 in Block 6 of Tract 1069, according to the official plat thereof on file in the office of the Klamath Clerk, Klamath County, Oregon.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said

first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Required Disclosure Statement

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.




Date July 18 2022

Grantor's Signature

Michael Smith

PO Box 403, Battleground, Washington, 98604



Date July 18 2022

Grantor's Signature

Jill Smith

PO Box 403, Battleground, Washington, 98604

NOTARY ACKNOWLEDGMENT

State of Washington)

County of Clark)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Michael & Jill Smith whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 18 day of July, 2022.

Jenny Valencia (SEAL)
Notary Public

My Commission Expires: Nov. 5, 2023

