



2022-010218

Klamath County, Oregon

08/23/2022 09:40:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Maurice M. Smith

5449 Benchwood Avenue

Klamath Falls, OR 97603

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

Maurice M. Smith

5449 Benchwood Avenue

Klamath Falls, OR 97603

File No. 557379AM

STATUTORY WARRANTY DEED

Pave the Way, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Maurice M. Smith,

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:

Lot 21, Tract No. 1441, SKY RIDGE ESTATES, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$425,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 22 day of August, 2022.

Pave The Way LLC, an Oregon Limited Liability Company

By The Steve and JoAnne Carson Trust as managing members

By: Steven M. Carson
Steven M. Carson, Trustee/Member

By: Henrietta JoAnne Carson
Henrietta JoAnne Carson, Trustee/Member

State of Oregon} ss
County of Klamath}

On this 22 day of August, 2022, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Steven M. Carson and Henrietta JoAnne Carson, Trustees of the Steve and JoAnne Carson Trust known or identified to me to be the Members/Trustees in the Limited Liability Company known as Pave the Way, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/1/2023

