

2022-013865

Klamath County, Oregon



12/01/2022 12:58:29 PM

Fee: \$87.00

GRANTORS NAMES AND ADDRESS

JERRY SMITH and LINDA SMITH
4875 Sunset Ridge Road
Klamath Falls, Oregon 97601

GRANTEES NAMES AND ADDRESS

JERRY SMITH and LINDA SMITH, Trustees of
the JERRY AND LINDA SMITH REVOCABLE TRUST
4875 Sunset Ridge Road
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL CHANGE IS REQUESTED

SEND TAX STATEMENTS TO

GRANTEES
4875 Sunset Ridge Road
Klamath Falls, Oregon 97601

WARRANTY DEED - STATUTORY FORM

JERRY SMITH and LINDA SMITH, Grantors, convey and warrant to JERRY SMITH and LINDA SMITH, Trustees of the JERRY AND LINDA SMITH REVOCABLE TRUST uad 11-30-22 Grantees, that certain residential real property civilly described as 4875 Sunset Ridge Road, Klamath Falls, Oregon and legally described on ATTACHMENT A, attached hereto and incorporated herein by reference as though fully set forth.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

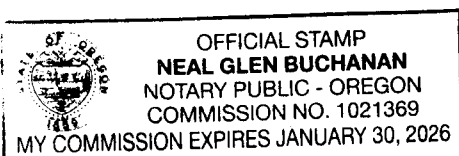
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."



JERRY SMITH, Grantor


LINDA SMITH, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 30 day of November, 2022, by JERRY SMITH and LINDA SMITH, Grantors.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-30-22

ATTACHMENT A

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

A tract of land situated in the North one half of the Northeast one-quarter of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the stone marking the one-quarter corner common to Sections 12 and 13 bears North 73°03'15" West, 1125.58 feet, said point of beginning being the point of intersection of the centerline tangents number 13 and number 14 of a 40 foot wide road easement as platted for Minor Land Partition Number 51-85; thence North 47°10'55" East 440.67 feet to a 5/8" iron rod; thence South 46°16'02" East, 236.86 feet to a 5/8" iron rod; thence South 21°07'34" East 380.53 feet to a 5/8" iron rod; thence South 15°24'06" West 94.38 feet to a 5/8" iron rod; thence South 62°48'53" West 441.51 feet to a point on the center line tangent number 12 of said 40 foot wide road; thence along said centerline North 18°40'48" West 399.67 feet to the point of intersection of tangents number 12 and number 13; thence continuing along said centerline North 32°45'00" West 158.47 feet to the point of beginning.