



2023-000087
Klamath County, Oregon
01/05/2023 01:47:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lee Gary Smith and Nicole Cathline Smith

345 N Bank Road

Otis, OR 97368

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

Lee Gary Smith and Nicole Cathline Smith

345 N Bank Road

Otis, OR 97368

File No. 572876AM

STATUTORY WARRANTY DEED

Thomas G. Scott as to Parcel 1

Thomas Gordon Scott and Lavonna Gaye Scott, Trustees of the Thomas Gordon Scott and Lavonna Gaye Scott Revocable Living Trust, as to Parcel 2,

Grantor(s), hereby convey and warrant to

Lee Gary Smith and Nicole Cathline Smith, as Tenants by the Entirety,

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:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-019B0-00900

2310-019B0-01000

The true and actual consideration for this conveyance is \$26,000.00.

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:

Return To:



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 27th day of December, 2022

PARCEL 1

Thomas G. Scott
Thomas G Scott

PARCEL 2

Thomas Gordon Scott and Lavonna Gaye Scott Revocable Living Trust

Thomas G. Scott
Thomas Gordon Scott, Trustee

Lavonna Gaye Scott
Lavonna Gaye Scott, Trustee

State of Oregon } ss
County of Marion }

On this 27th day of December, 2022, before me, Tina Kelly a Notary Public in and for said state, personally appeared Thomas G Scott, individually as to Parcel 1 and Thomas Gordon Scott and Lavonna Gaye Scott as Trustees of the Thomas Gordon Scott and Lavonna Gaye Scott Revocable Living Trust, as to Parcel 2, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 11/16/2026



EXHIBIT 'A'

File No. 572876AM

PARCEL 1:

A tract of land situate in Government Lot 2, NW1/4 of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at North Section corner between Section 24 and 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence South along Section Line between Section 24 and 19, 2030 feet to place of beginning, thence East 460 feet parallel to the North Section Line of Section 19, thence South 270 feet parallel to the West Section Line of Section 19, thence West 460 feet, thence North along common Section Line of Section 19 and 24, 270 feet to point of beginning, all in NW1/4; of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion of the following parcel of land:

Beginning at a point 2160 feet South of the North Section corner between Sections 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence East 530 feet parallel to the North Section line of said Section 19; thence South 200 feet parallel to the West Section line of said Section 19; thence West 530 feet to the West Section Line of said Section 19, thence North 200 feet along said Section line to the point of beginning, of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Beginning at a point two thousand one hundred and sixty feet (2160') South of the North Section corner between Section Twenty Four (24), Township Twenty-Three (23) South, Range Nine (9) East of the Willamette Meridian, and Section Nineteen (19), Township Twenty-Three (23) South, Range Ten (10) East of the Willamette Meridian, thence East four hundred sixty feet (460') parallel to the North Section line of said Section Nineteen (19), thence South two hundred (200') parallel to the West Section line of said Section Nineteen (19), thence West four hundred sixty (460') feet to the West section line of said Section Nineteen (19), thence North two hundred feet (200') along said section line to the point of beginning.

EXCEPTING THEREFROM that portion, if any, as referenced in Volume M75 Page 5464, records of Klamath County, Oregon.