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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO'

2023-000169

Klamath County, Oregon



00310459202300001690010015

01/09/2023 11:42:02 AM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

DAVID B. CLAWSON & BEVERLY  
1603 WIARD ST.  
KLAMATH FALLS OR 97603

Grantor's Name and Address

MELISSA A. SMITH & SEAN B. SMITH  
2161 HOMEDALE RD.  
KLAMATH FALLS OR. 97603

Grantee's Name and Address

After recording, return to (Name and Address):

MELISSA SMITH  
2161 Homedale Rd  
KLAMATH FALLS OR, 97603

Until requested otherwise, send all tax statements to (Name and Address):

MELISSA & SEAN SMITH  
2161 HOMEDALE RD  
KLAMATH FALLS OR. 97603

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DAVID B. CLAWSON AND BEVERLY A. CLAWSON  
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by MELISSA SMITH, AND SEAN B. SMITH AND KRISTAL R. SMITH  
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

LOT 36 of PLEASANT HOME TRACTS NO.2, according to  
The official plat thereof on file in The office of The County  
of Klamath County, OREGON  
TAX Account # 3909-002AD-05300-000 KEY# 513821  
The above property is Free of encumbrances, except (SEE BELOW)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): ALL ITEMS OF RECORD, IF ANY, AS OF THE DATE OF THIS DEED

\_\_\_\_\_, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 156,000. <sup>Ⓢ</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on JANUARY 5, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

David B. Clawson  
Beverly A. Clawson

STATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on 1-5-2023  
by David B. ClawsonThis instrument was acknowledged before me on 1-5-2023by Beverly A. Clawson

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL STAMP  
CATHY S. MASON  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 1011649  
MY COMMISSION EXPIRES APRIL 26, 2025

Cathy S. Mason  
Notary Public for Oregon  
My commission expires April 26, 2025