



2023-001070
Klamath County, Oregon
02/15/2023 02:54:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James Beau Smith and Darla Kay Smith

28602 Hwy. 70

Bonanza, OR 97623

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

James Beau Smith and Darla Kay Smith

28602 Hwy. 70

Bonanza, OR 97623

File No. 578021AM

STATUTORY WARRANTY DEED

Clinton Horton and Deirdre F. Horton, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

James Beau Smith and Darla Kay 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:

**A tract of land situated in the NE1/4 of Section 29, Township 39 South, Range 12 East of the Willamette
Meridian, Klamath County, Oregon, more particularly described as follows:**


**Beginning at the Northeast corner of Section 29, Township 39 South, Range 12 East of the Willamette
Meridian; thence South along the East line of said Section 29, 660 feet to the true point of beginning; thence
West and parallel to the North line of said Section to a point that is 20 feet East of the Easterly right of way
line of the Lee Lateral of the Main East Canal; thence Northerly parallel to and 20 feet East from the
Easterly right of way line of said Lee Lateral to the North line of said Section; thence Westerly along said
North line to the Easterly right of way line of the said Lee Lateral; thence Southerly along the Easterly line
of said Lee Lateral to the South line of the NE1/4 of said section; thence East along said South line to the
Southeast corner of the NE1/4 thence North along the East line of the NE1/4 to the point of beginning.**

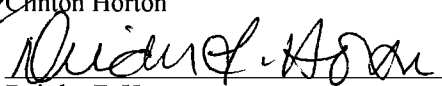
The true and actual consideration for this conveyance is \$310,000.00.

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:

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 14 day of February, 2023




Clinton Horton


Deirdre F. Horton

State of Oregon } ss
County of Klamath }

On this 14 day of February, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Clinton Horton and Deirdre F. Horton, 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.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

