

2023-003022

Klamath County, Oregon

04/24/2023 08:06:01 AM

Fee: \$82.00

After Recording, Return To:

Denton B. Smith and Rebecca Smith, as co-Trustees
801 Division Street
Klamath Falls, OR 97601

Mail Tax Statements To:

Denton B. Smith and Rebecca Smith, as co-Trustees
801 Division Street
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

DENTON B. SMITH, a single man, the GRANTOR,

HEREBY WARRANTS AND CONVEYS TO

DENTON B. SMITH and REBECCA SMITH, as co-Trustees of THE DENTON SMITH LIVING TRUST, U/A dated April 21, 2023, the GRANTEE,

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

The North 80 feet of Lot 555: in Block 120, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as 801 Division Street, Klamath Falls, OR.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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 21st day of April, 2023.

Denton B. Smith
DENTON B. SMITH

STATE OF OREGON

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) ss.

COUNTY OF KLAMATH

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The foregoing instrument was acknowledged before me on this April 21, 2023, by DENTON B. SMITH.

Christian Donica
NOTARY PUBLIC

