



2023-008489

Klamath County, Oregon

09/29/2023 10:34:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Lori Ann Pettigrew

1715 Monarch Ln.

Davis, CA 95618

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

Lori Ann Pettigrew

1715 Monarch Ln.

Davis, CA 95618

File No. 607581AM

### STATUTORY WARRANTY DEED

**Travis J. Smith and Jolene L. Smith, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Lori Ann Pettigrew,**

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:

**PARCEL 1:**

**Lot 3, SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**PARCEL 2:**

**A portion of Lot 4, SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Northwest corner of said Lot 4, thence South along the Westerly boundary of said Lot, 40 feet to a point; thence Northeasterly to a point on the Easterly line of said Lot, said point being 12 feet South of the Northeast corner of said Lot; thence North 12 feet to the Northerly line of Lot 4; thence West to the point of beginning.**

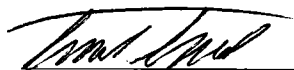
The true and actual consideration for this conveyance is \$298,900.00.

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:

***2023-2024 Real Property Taxes, a lien not yet due and payable***

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 22 day of September, 2023



Travis J. Smith



Jolene L. Smith

State of Oregon } ss  
County of Klamath }

On this 22 day of September, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Travis J. Smith and Jolene L. Smith, 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, Oregon  
Commission Expires: 10-27-2026

