



10/31/2023 09:52:43 AM

Fee: \$82.00

Lehman F. Smith

Grantor

Leland F. Smith and Ivan Smith
1283 Sonata Dr.
Fairfield, CA 94534

Grantees

After recording return to:
GRANTEES

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

BARGAIN AND SALE DEED

Lehman F. Smith, Grantor, conveys to the Lehman F. Smith and Ivan Smith, with right of survivorship, Grantees, the real property and all improvements thereon located in Klamath County, Oregon, described as follows:

Tract No. 80, PLEASANT HOME TRACTS, according to the official plat thereof in the office of the County Clerk of Klamath County, Oregon.

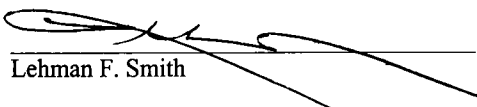
Grantor represents and warrants that except as previously disclosed in writing to the Grantees, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantor.

This deed is absolute in effect and conveys fee simple title of the premises described to grantees and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is "other than money."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

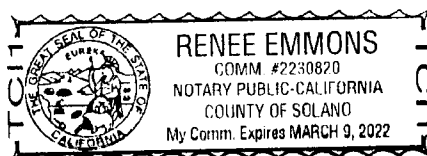
Dated this 2 day of SEPT, 2021.


Lehman F. Smith

STATE OF CA, County of Solano ss.

Personally appeared the above named Lehman F. Smith and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)



Before
me:


Notary Public for CA

My Commissioner Expires: 03/09/2022