

2024-002105

Klamath County, Oregon



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03/20/2024 10:31:09 AM

Fee: \$87.00

After recording return to:

Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830

Grantors:

David C. Smalley and Jody D. Smalley
1606 Front Avenue NE
Albany, OR 97321

Mail tax statements to Grantees:

David Smalley and Jody Smalley, Trustees
1606 Front Avenue NE
Albany, OR 97321

WARRANTY DEED

David C. Smalley and Jody D. Smalley (incorrectly named as “Jody E. Smalley” in the previously-recorded instrument), hereinafter called Grantors, do hereby grant, convey, and warrant to David Smalley and Jody Smalley, Trustees of the David and Jody Smalley Living Trust dated March 18, 2024, hereinafter called Grantees, and unto Grantees’ heirs, successors, and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LOT 52, BLOCK 14, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 1, KLAMATH COUNTY, OREGON.

This property is free from encumbrances except covenants, conditions, easements, and restrictions of record.

To Have and to Hold the same unto said Grantees and Grantees’ heirs, successors, and assigns forever. This is a transfer to a living trust, and there is no consideration for the transfer.

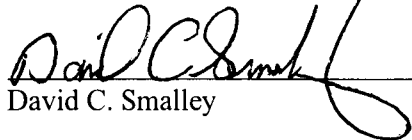
Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of Grantors to preserve any existing title insurance coverage.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

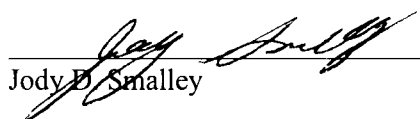
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

In Witness Whereof, Grantors have executed this instrument on March 18, 2024.



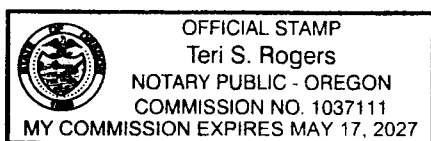
David C. Smalley




Jody D. Smalley

STATE OF OREGON)
) ss.
County of Benton)

This Warranty Deed is signed and acknowledged before me on March 18, 2024, by David C. Smalley and Jody D. Smalley, Grantors.





Notary Public for Oregon
My Commission Expires: May 17, 2027