



2024-002584
Klamath County, Oregon
04/08/2024 09:19:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Scot P. Campbell and Sandra M. Campbell

PO Box 1255

Rochester, WA 98579

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

Scot P. Campbell and Sandra M. Campbell

PO Box 1255

Rochester, WA 98579

File No. 628173AM

STATUTORY WARRANTY DEED

Alice L. Hunsaker, as to an undivided 50% interest and Terrence T. Smyth, as to an undivided 50% interest,

Grantor(s), hereby convey and warrant to

Scot P. Campbell and Sandra M. Campbell, with right of survivorship,

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:

Lot of 1 Tract 1285 - Mallard Bay, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and Parcel 1 of Land Partition 37-98 being Lots 2 and 3 of Tract 1285 - Mallard Bay, situated in the SE1/4 SW1/4 and Government Lot 4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$103,500.00.

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 04 day of April, 2024.

Terrence T. Smyth
Terrence T. Smyth

Alice L. Hunsaker
Alice L. Hunsaker

State of Arizona } ss
County of Maricopa

On this 04th day of April, 2024, before me, Kirk Maltby a Notary Public in and for said state, personally appeared Alice L. Hunsaker and Terrence T. Smyth, 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.

Kirk Maltby
Notary Public for the State of Arizona
Residing at: Maricopa
Commission Expires: June 19, 2025

