



After recording return to:
William R. Smith and Lisa A. Smith
32154 Modoc Point Road
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
William R. Smith and Lisa A. Smith
32154 Modoc Point Road
Chiloquin, OR 97624

File No.: 7161-4159211 (JC)

Date: April 23, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Peter Paul Lucas, Grantor, conveys and warrants to **William R. Smith and Lisa A. Smith, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$455,000.00**. (Here comply with requirements of ORS 93.030)


APN: 250016

Statutory Warranty Deed
- continued

File No.: 7161-4159211 (JC)

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 8 day of May, 20 24.


Peter Paul Lucas

STATE OF Oregon)

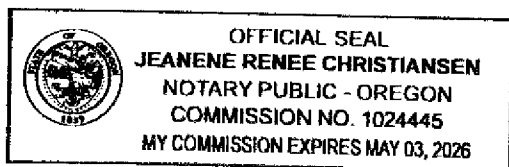
)ss.

County of)

This instrument was acknowledged before me on this 8th day of May, 20 24
by **Peter Paul Lucas**.


Notary Public for Oregon

My commission expires: 5.3.2026



APN: **250016**

Statutory Warranty Deed
- continued

File No.: **7161-4159211 (JC)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in Government Lots 8, 13 and 18 of Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the Westerly bank of Williamson River and the East line of Government Lot 13; thence Southwesterly along said riverbank 1250 feet more or less to the point of intersection of the South boundary of Government Lot 18 with said riverbank; thence West 283.8 feet; thence North 1980 feet more or less to point of intersection with the North boundary of Government Lot 8; thence East 330 feet more or less to the Northeast corner of W1/2 E1/2 of Government Lot 8; thence South 792 feet more or less to a point that is West 330 feet more or less from the Point of Beginning; thence East 330 feet more or less to the Point of Beginning.

NOTE: This legal description was created prior to January 1, 2008.