2024-003801

Klamath County, Oregon 05/15/2024 10:35:02 AM

Fee: \$87.00

## **MAIL TAX STATEMENTS TO:**

Nicholas A. Smith, Trustee Jadelyn S. Y. Smith, Trustee Smith Living Trust 1601 Fairmount Street Klamath Falls, Oregon 97601

## AFTER RECORDING RETURN TO:

Jeffrey G. Moore, Attorney Saalfeld Griggs PC PO Box 470 Salem, Oregon 97308-0470

## WARRANTY DEED

Nicholas Alexander Smith and Jadelyn Suemi Yip Smith, as tenants by the entirety, Grantors, convey to Nicholas A. Smith and Jadelyn S. Y. Smith, Trustees of the Smith Living Trust dated \( \bigvert\( \bigvert\) \( \bigvert\) \

Lots 13, 14, 15, 16, 17 and 18 in Block 34 of MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: 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, together with any liens or encumbrances of record in Klamath County records.

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 the Grantors to preserve any existing title insurance coverage.

This deed is executed to partially fund a trust of Grantors, and the true and actual consideration stated in terms of dollars is ZERO (\$0.00), and for estate planning purposes.

The following is the notice as required by Oregon law: "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."

WITNESS Grantors' hand this(OTN	day of
	Nicholas Alexander Smith
	Jadelyn Suemilylp Smith
STATE OF OREGON ) ) ss. COUNTY OF MARION )	
On this 10th day of MAY above-named <i>Nicholas Alexander Smith</i> and instrument to be their voluntary act and deed	, 2024, personally appeared the Jadelyn Suemi Yip Smith, and acknowledged the foregoing i.
Before me:	
OFFICIAL STAMP  MCCAULEY ANN WILSON  NOTARY PUBLIC - OREGON COMMISION NO. 1040269  MY COMMISSION EXPIRES AUGUST 28, 2027	MCauluf A. Willam  Notary Public for Oregon  My Commission Expires: 08/28/2027