



2024-005427
Klamath County, Oregon
06/27/2024 08:29:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Erik J. Muth and Diane L. Muth, Trustees of the
Muth Revocable Trust, dated 6/26/2023
13931 455th Ave. SE
North Bend, WA 98045

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

Erik J. Muth and Diane L. Muth, Trustees of the
Muth Revocable Trust, dated 6/26/2023
13931 455th Ave. SE
North Bend, WA 98045
File No. 630628AM

STATUTORY WARRANTY DEED

Douglas Clark Smith,

Grantor(s), hereby convey and warrant to

Erik J. Muth and Diane L. Muth, Trustees of the Muth Revocable Trust, dated 6/26/2023,

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:

**W1/2 SW1/4 NW1/4 NW1/4, Section 16, Township 31 South, Range 7 East of the Willamette
Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$45,000.00.

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 13 day of JUNE, 2024

D. Clark Smith

Douglas Clark Smith

State of Washington } ss

County of SPOKANE }

On this 13 day of June, 2024, before me, KATIE HIATT, a Notary Public in and for said state, personally appeared Douglas Clark Smith, 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.

Katie Hiatt

Notary Public for the State of Washington

Residing at: SPOKANE

Commission Expires: 1.2.25

