

Returned at Counter

Neal Buchanan

2024-007303

Klamath County, Oregon



00332562202400073030020027

08/21/2024 09:20:00 AM

Fee: \$87.00

GRANTOR NAME AND ADDRESS

SUZANNE G. SMITH,
Surviving Trustee of the RICHARD AND
SUZANNE SMITH TRUST uad 3-7-24
505 Mt. Pitt Street
Klamath Falls, Oregon 97601

GRANTEE NAME AND ADDRESS

SUZANNE G. SMITH
505 Mt. Pitt Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO

SUZANNE G. SMITH
505 Mt. Pitt Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEE
505 Mt. Pitt Street
Klamath Falls, Oregon 97601

WARRANTY DEED - STATUTORY FORM

SUZANNE G. SMITH, Surviving Trustee of the RICHARD AND SUZANNE SMITH TRUST uad 3-7-24, Grantor, conveys and warrants to **SUZANNE G. SMITH, Grantee,** all of that certain real property described as follows:

A parcel of land lying in that part of Block 22, Buena Vista Addition, Klamath County, Oregon, heretofore vacated and including Lot 11, part of Lot 12, and vacated alley and street adjacent thereto. Said parcel being more particularly described as follows:

Beginning at the Southwest corner of vacated Lot 11, Block 22, Buena Vista Addition, Klamath Falls, Oregon; thence North 89°44' East along the Northerly line of Mt. Pitt Street 95.0 feet; thence on the arc of a 20.0 foot radius curve to the left 31.46 feet; thence North 0°16' East along a line parallel to and 5.0 feet distant easterly from the westerly line of vacated Corvallis Street 92.0 feet; thence on the arc of a 125.0 foot radius curve to the right (the long chord of which bears North 5°55' East 24.61 feet) 24.65 feet; thence North 78°26' West 119.8 feet; thence South 0°16' West 160.0 feet to the point of beginning.

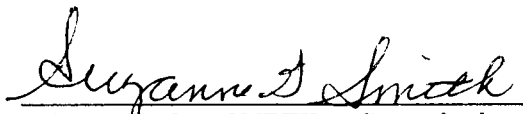
Account #438869 Map Tax lot # 3809-019DC-05100

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 AND 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

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."


**SUZANNE G. SMITH, Surviving Trustee
of the RICHARD AND SUZANNE SMITH
TRUST uad 3-7-24, Grantor**

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 20th day of August, 2024, by **SUZANNE G. SMITH**, Grantor.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27