



THIS SPACE RESERVED FOR RECORDER'S USE

2025-007176

Klamath County, Oregon

08/15/2025 08:57:01 AM

Fee: \$92.00

After recording return to:

Ann Hedrick

1811 Stallion Rd

La Pine, OR 97739

Until a change is requested all tax statements
shall be

sent to the following address:

Ann Hedrick

1811 Stallion Rd

La Pine, OR 97739

File No. 1018389

STATUTORY WARRANTY DEED

Richard W. Smith and Shannon E. Smith, Trustees of the Ryck and Shannon Smith Trust,
Grantor(s), hereby convey and warrant to

Ann Kottre Hedrick,

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 1, Block 11, WAGON TRAIL ACREAGES NO. 1, THIRD ADDITION - TRACT NO. 1136,
according to the official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon.**

The true and actual consideration for this conveyance is \$325,000.00.

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:

Real property taxes due, if any, but not yet payable

Return To: 

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: 8-14-25

Ryck and Shannon Smith Trust

Richard W. Smith Trustee

By: Richard W. Smith, Trustee

Shannon E. Smith Trustee

By: Shannon E. Smith, Trustee

State of Oregon} ss.
County of Deschutes}

On this 12 day of August, 2025, before me, Angela LaVonne Bender, a Notary Public in and for said state, personally appeared Richard W. Smith and Shannon E. Smith known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ryck and Shannon Smith Trust and acknowledged that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Angela LaVonne Bender

Notary Public for the State of Oregon
Residing at: La Pine Oregon
Commission Expires: July 23, 2029

