



2013-006306

Klamath County, Oregon

06/04/2013 01:22:52 PM

Fee: \$42.00

After recording return to:

JEREMY L. ESTEP

515 Upham St.

Klamath Falls, OR 97601

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

JEREMY L. ESTEP

515 Upham St.

Klamath Falls, OR 97601

Escrow No. MT96967-DS

Title No. 0096967

SWD r.020212

STATUTORY WARRANTY DEED

STEVEN FREY AND PENNY S. FREY, AS TRUSTEES OF THE STEVEN AND PENNY S. FREY FAMILY TRUST, UAD JULY 26, 2011,

Grantor(s), hereby convey and warrant to

JEREMY L. ESTEP,

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:

The Easterly 88 feet of Lots 7 and 8, Block 16, FAIRVIEW ADDITION NO. 2, to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, AND also one-half of the vacated alley adjacent thereto.

The true and actual consideration for this conveyance is **\$55,000.00**.

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:

4/2/13

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 3rd day of June, 2013.

THE STEVEN AND PENNY S. FREY FAMILY TRUST,
UAD JULY 26, 2011

BY: Steven Frey
STEVEN FREY, TRUSTEE

BY: Penny S. Frey
PENNY S. FREY, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-3-, 2013 by STEVEN FREY, AS TRUSTEE OF
THE STEVEN AND PENNY S. FREY FAMILY TRUST, UAD JULY 26, 2011.

AND Penny S. Frey
D

Deborah Ann Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

