



2014-011588
Klamath County, Oregon
11/05/2014 12:25:48 PM
Fee: \$47.00

After recording return to:

Jerry Hermes

PO Box 266

Bonanza, OR 97623

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

Jerry Hermes

PO Box 266

Bonanza, OR 97623

Escrow No. MT102042SH

Title No. 0102042

SWD r.020212

STATUTORY WARRANTY DEED

**E.E. Wagner and Helga Wagner, Trustees or their successors under the Wagner Living Trust dated
May 7, 2004,**

Grantor(s), hereby convey and warrant to

Jerry Hermes and Charlene Hermes, as tenants by the entirety,

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:

Tract 62, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$106,000.00**.

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:

4700
amt

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 31st day of October, 2014.

Wagner Living Trust

BY: [Signature]

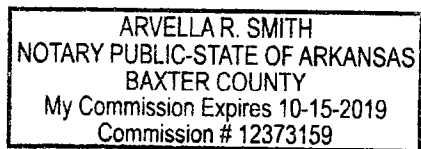
E.E. Wagner, Trustee

BY: Helga Wagner

Helga Wagner, Trustee

State of Arkansas
County of Baxter

This instrument was acknowledged before me on October 31, 2014 by E.E. Wagner and Helga Wagner, Trustees under the Wagner Living Trust dated May 7, 2004.



Arvella R. Smith
(Notary Public)

My commission expires 10/15/2019