



2015-000357
Klamath County, Oregon
01/14/2015 09:25:37 AM
Fee: \$47.00

After recording return to:
THE BLACK OAK TRUST
8441 Dehlinger Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
THE BLACK OAK TRUST
8441 Dehlinger Lane
Klamath Falls, OR 97603

Escrow No. MT102084DS
Title No. 0102084
SWD r.020212

STATUTORY WARRANTY DEED

EDGAR L. VIETS AND SUSANNE M. VIETS, AND/OR THEIR SUCCESSORS IN TRUST AS TRUSTEES OF THE ED AND SUZANNE VIETS LIVING TRUST,

Grantor(s), hereby convey and warrant to

EDWARD R. STUEDLI AND PAULINE H. STUEDLI, TRUSTEES OF THE BLACK OAK TRUST,

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:

A tract of land in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, described as follows:

All that portion of the SW1/4 NW1/4 and the NW1/4 SW1/4 lying Southwesterly of the "G" Canal and Northwesterly of the "G-1" Lateral.

The true and actual consideration for this conveyance is **\$44,000.00**.

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 12th day of JAN., 2015.

THE ED AND SUZANNE VIETS LIVING TRUST

BY: Edgar L. Viets
EDGAR L. VIETS, TRUSTEE

BY: Suzanne M. Viets
SUZANNE M. VIETS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-12-2015 by EDGAR L. VIETS AND SUSANNE M. VIETS, TRUSTEES OF THE ED AND SUZANNE VIETS LIVING TRUST.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

