

187 2464688-ALF



After recording return to:
Carl J Kringler
5313 Mazama Dr
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Carl J Kringler
5313 Mazama Dr
Klamath Falls, OR 97603

File No.: 7021-2464688 (ALF)
Date: June 05, 2015

2015-007969

Klamath County, Oregon

07/21/2015 03:42:45 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donna Abbott Successor Trustee of the Ola Fern Judkins Living Trust, Dated June 1, 2009,
Grantor, conveys and warrants to **Carl J Kringler**, Grantee, the following described real property free of
liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 3 in Block 1, Tract 1044 known as WEMBLY PARK, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon, excepting therefrom the
Easterly 5 feet thereof.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in
the public record, including those shown on any recorded plat or survey.
2. 2015/2016 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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.

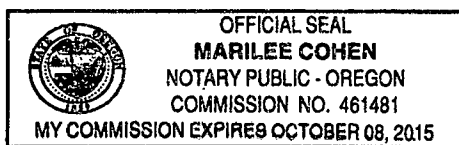
Dated this 20th day of July, 2015.

Donna Abbott Successor Trustee of the Ola
Fern Judkins Living Trust, Dated June 1,
2009

Donna Abbott, Trustee
Donna Abbott, Successor Trustee

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 20 day of July, 2015
by Donna Abbott as Successor Trustee of Ola Fern Judkins Living Trust, Dated June 1, 2009, on behalf of
the .



Marilee Cohen
Notary Public for Oregon
My commission expires: 10-8-2015