



2015-010112
Klamath County, Oregon
09/11/2015 02:59:59 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Zachary Thomas Vaughan and Kristen L. Vaughan

7121 Sierra Place

Klamath Falls, OR 97603

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

Zachary Thomas Vaughan and Kristen L. Vaughan

7121 Sierra Place

Klamath Falls, OR 97603

File No. 65299AM

STATUTORY WARRANTY DEED

Steven Vincent Harper and Sharon Anne Harper, Trustees of the Harper Family Trust dated 5/31/2013,

Grantor(s), hereby convey and warrant to

Zachary Thomas Vaughan and Kristen L. Vaughan, 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:

Lot 19 in Block 1, TRACT 1116, SUNSET EAST, 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 **\$228,000.00.**

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

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 11th day of Sept., 2015

Harper Family Trust

By:

Steven Vincent Harper, Trustee
Steven Vincent Harper, Trustee

Sharon Anne Harper, Trustee
Sharon Anne Harper, Trustee

State of Oregon } ss
County of Klamath }

On this 11 day of September, 2015, before me, Heather Scieurba a Notary Public in and for said state, personally appeared Steven Vincent Harper and Sharon Anne Harper, Trustees of the Harper Family Trust dated 5/31/2013, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Scieurba
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: January 9, 2018

