

18 2481890.ms

2015-010897
Klamath County, Oregon
10/02/2015 01:27:52 PM
Fee: \$47.00



After recording return to:
Alexander J Hagen
4819 Clinton Ave
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Alexander J Hagen
4819 Clinton Ave
Klamath Falls, OR 97603

File No.: 7021-2481890 (MS)
Date: October 01, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mark A Knust and Linda J Knust Trustees of the Knust Family Trust, dated December 16, 2009, and any amendments thereto, Grantor, conveys and warrants to **Alexander J Hagen**, 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 12, Block 5, OF SECOND ADDITION TO BUREKER PLACE , according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. The **2015/2016** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$104,500.00**. (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 18th day of Oct, 2015.

Mark A Knust and Linda J Knust Trustees of
the Knust Family Trust

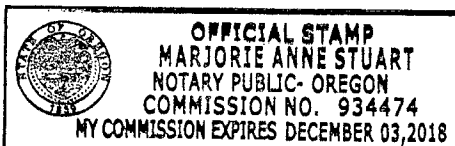
Mark A Knust TRUSTEE
Mark A Knust, Trustee

Linda J Knust
Linda J Knust, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18th day of Oct, 2015
by Mark A Knust and Linda J Knust as Trustees of The Knust Family Trust dated December 16, 2009, on
behalf of the Trust.

Notary Public



Notary Public for Oregon
My commission expires:

12/3/18