

When Recorded Return to:
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1260 Energy Lane
St. Paul, MN 55108

2015-012076
Klamath County, Oregon
11/04/2015 08:44:28 AM
Fee: \$47.00

SEND TAX NOTICES TO:
DENISE RACHELLE NORTON AND
WESLEY NICHOLAS NORTON
425 DAMONT ST
KLAMATH FALLS, OR 97601

80120649

WARRANTY DEED

I (we) **MICHAEL R. DROUIN**, AS SUCCESSOR TRUSTEE OF THE DROUIN FAMILY TRUST INITIALLY ESTABLISHED ON 12-29-1998, hereby CONVEY AND WARRANT to **DENISE RACHELLE NORTON AND WESLEY NICHOLAS NORTON, WIFE AND HUSBAND**, the following described land in KLAMATH County, State of Oregon, free and clear with WARRANTY COVENANTS; to wit:

SITUATE IN THE COUNTY OF KLAMATH AND STATE OF OREGON: LOT 7 IN BLOCK 10 OF THE TERRACES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TAX ID: R307322.

APN: R307322

Property Address: 425 DAMONT ST, KLAMATH FALLS, OR 97601

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: NONE

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NONE - \$0.00 EXEMPT PER ESTATE PLANNING.

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.

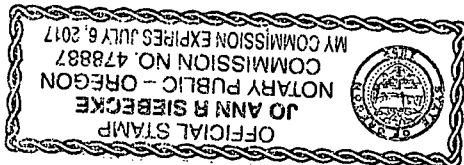
WITNESS the hands and seal of said Grantors this 22 day of OCTOBER, 2015.

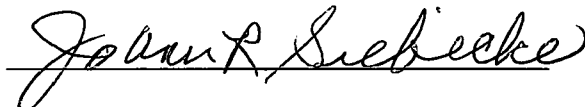
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MICHAEL R. DROUIN, AS SUCCESSOR TRUSTEE OF THE DROUIN FAMILY TRUST INITIALLY ESTABLISHED ON 12-29-1998

STATE OF OREGON)
SS.

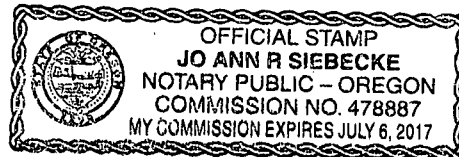
COUNTY OF KLAMATH
I, JOANN R. SIEBECKE hereby certify that **MICHAEL R. DROUIN, AS SUCCESSOR TRUSTEE OF THE DROUIN FAMILY TRUST INITIALLY ESTABLISHED ON 12-29-1998** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 22nd day of OCTOBER, A.D., 20 15.
(Seal)





Notary Public

My Commission Expires: 7.6.17



PREPARED BY: TERRY HANSEN, Attorney at Law
901 N. BRUTSHER ST. SUITE 206
NEWBERG, OR 97132

