



2016-005490
Klamath County, Oregon
05/25/2016 01:44:25 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Edward R Trobaugh

2208 Kimberly Drive

Klamath Falls, OR 97603

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

Edward R Trobaugh

2208 Kimberly Drive

Klamath Falls, OR 97603

File No. 90871AM

STATUTORY WARRANTY DEED

Jerry C. Stricklin and Margaret P. Stricklin, as Trustees of the Stricklin Family Trust, dated March 18, 2005;

Grantor(s), hereby convey and warrant to

Edward R Trobaugh ,

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:

See Exhibit "A"

The true and actual consideration for this conveyance is **\$282,000.00.**

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 18 day of May, 2016

Jerry C. Stricklin & Margaret P. Stricklin, Trustees of the Stricklin Family Trust, dated March 18, 2005

By: [Signature]
Jerry C Stricklin Trustee

By: [Signature]
Margaret P Stricklin Trustee

State of Oregon } ss
County of Klamath }

On this 18 day of May, 2016, before me, Cherice F. Treasure a
Notary Public in and for said state, personally appeared Jerry C. Stricklin and Margaret P. Stricklin, as Trustees of the Stricklin
Family Trust, dated March 18, 2005, 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.

Cherice F. Treasure

Notary Public for the State of Oregon

Residing at: Klamath Falls, Oregon

Commission Expires: 6/17/2016



Exhibit "A"

Parcel 1:

Lot 35, Block 3, TRACT 1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

A tract of land situated in Lot 1, Tract 1289, Fourth Addition to East Hills, a duly recorded subdivision, in the SE1/4 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence North $78^{\circ}45'22''$ East 127.87 feet to the Northeast corner of said Lot 1; thence along the arc of a curve to the left (radius point bears North $78^{\circ}45'22''$ East 230.00 feet and central angle equals $01^{\circ}59'34''$) 8.00 feet; thence South $0^{\circ}13'09''$ West 125.32 feet to a point on the Southwesterly line of said Lot 1; thence North $21^{\circ}48'05''$ West 16.00 feet to the point of beginning.