



2016-007236
Klamath County, Oregon
07/08/2016 01:36:08 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Thomas O. Vertel, Trustee
PO Box 465
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
Thomas O. Vertel, Trustee
PO Box 465
Chiloquin, OR 97624
File No. 112275AM

STATUTORY WARRANTY DEED

Nancy H. Zubair,

Grantor(s), hereby convey and warrant to

Thomas O. Vertel, Trustee of the Thomas O. Vertel Revocable Inter Vivos Trust dated November 4, 2004 and Restated December 2, 2013 ,

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:

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

That portion of Government Lots 3, 4, 5, 12, 13, Section 9, Township 35 South, Range 7, East of the Willamette Meridian,, Klamath County, Oregon, lying West of State Highway No. 422.

EXCEPTING THEREFROM a tract of land situated in Government Lots 3 and 4, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the North line of said Government Lot 3 and the Northerly line of Highway 422; thence North 89° 05' 29" West 48.76 feet to the Northwest corner of said Government Lot 3; thence North 89° 02' 23" West on the North line of said Government Lot 4, 497.50 feet; thence South 09° 24' 00" East 317.74 feet to the Northerly line of Highway 422; thence Northeasterly on said Northerly line 584.70 feet more or less to the point of beginning as evidenced by Property Line Adjustment 19-97 on file in the office of the Klamath County Engineer.

The true and actual consideration for this conveyance is **\$400,000.00**.

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.

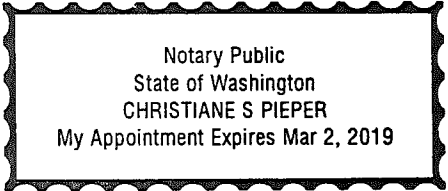
Dated this 29 day of June, 2016

Nancy H. Zubair
Nancy H. Zubair

State of Washington
County of King

On this 29 day of June, 2016, before me, Christiane Pieper a Notary Public in and for said state, personally appeared Nancy H. Zubair, 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.

Notary Public for the State of Washington
Residing at: Taroma
Commission Expires: 03-02-2016



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of ~~California~~ Washington

County of King

On June 29, 16 before me Christiane S Pieper,
(here insert name and title of the officer)
personally appeared Nancy H Zuhair

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Christiane S Pieper

Notary Public
State of Washington
CHRISTIANE S PIEPER
My Appointment Expires Mar 2, 2019

(Seal)