



2016-007469
Klamath County, Oregon
07/14/2016 02:58:00 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Topham Family Trust

35133 Sprague River Rd

Sprague River, OR 97639

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

Topham Family Trust

35133 Sprague River Rd

Sprague River, OR 97639

File No. 111561AM

STATUTORY WARRANTY DEED

Abroe Property Management, LLC, an Oregon Limited Liability Company, and Householder Property Management, LLC, an Oregon Limited Liability Company, Grantees as Tenants in Common, each as to a fifty percent (50%) interest,

Grantor(s), hereby convey and warrant to

Bruce S. Topham and Virginia A. Topham, Trustees of the Topham Family Trust , dated April 28, 2011

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:

The following property located in Klamath County, Oregon:

The East one-half of the Southeast quarter of the Northeast quarter of Section 23, in Township 36 South, Range 11 East, in the Willamette Meridian.

The true and actual consideration for this conveyance is **\$15,000.00**.

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 13 day of July, 2016

Abroe Property Management LLC

[Signature]
Denise Abroe, Member

Householder Property Management LLC

[Signature]
Pamela Householder, Member

State of OREGON) ss
County of JACKSON

On this 13 day of July, 2016, before me, Mychal Pond ^{**Pamela} (a Notary Public in and for said state, personally appeared Denise Abroe, Member, Abroe Property Management, LLC and ~~the~~ ^{Householder} Pamela Householder, Member, Householder Property Management LLC, 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.

[Signature]
Notary Public for the State of OREGON
Residing at McDon
Commission Expires: 11-25-17

