



2016-007529
Klamath County, Oregon
07/15/2016 02:49:25 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Charles Case

PO Box 442

Comptche, CA 95427

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

Charles Case

PO Box 442

Comptche, CA 95427

File No. 110184AM

STATUTORY WARRANTY DEED

Kevin F. Gross and Tamara L. Gross, Trustees of the Gross Family Trust, UDT Dated July 3, 1991,
(restated and revised November 2, 2000),

Grantor(s), hereby convey and warrant to

Charles Case,

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:

**Lots 2, 3 and 4, Block 3, TERWILLIGER ADDITION to the Town of Merrill, in the County of Klamath,
State of Oregon**

The true and actual consideration for this conveyance is **\$108,000.00**.

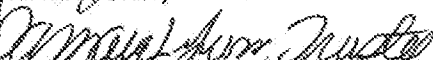
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2016-2017 Real Property Taxes, a lien not yet due and payable

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.

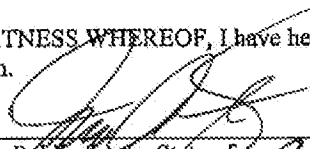

Kevin F. Gross, Trustee


Tamara L. Gross, Trustee

State of California) ss.
County of Los Angeles)

On this 13th day of July, 2016, before me, Jeff A. Stittsworth a Notary Public in and for said state, personally appeared Kevin F. Gross and Tamara L. Gross known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the , and acknowledged to me that he/she/they executed the same as Trustee.

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 California
Residing at: Anderson Hills CA
Commission Expires: 9-25-2018

