



2016-007773

Klamath County, Oregon

07/22/2016 11:54:12 AM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Roger H. Hansen and Mary L. Hansen, Trustees,  
Roger H. Hansen and Mary L. Hansen Trust dated  
April 24, 2015

2801 Walnut  
Klamath Falls OR 97601

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

Roger H. Hansen and Mary L. Hansen, Trustees,  
Roger H. Hansen and Mary L. Hansen Trust dated  
April 24, 2015

Same as above  
File No. 114321AM

### STATUTORY WARRANTY DEED

**John Glen Swanson and Claudia Heide Swanson, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Roger H. Hansen and Mary L. Hansen, Trustees, Roger H. Hansen and Mary L. Hansen Trust dated April 24, 2015,**

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:

**Lot 1, Block 32 HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$184,000.00.

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 6<sup>th</sup> day of July, 2016.

\* [Signature]  
John Glen Swanson

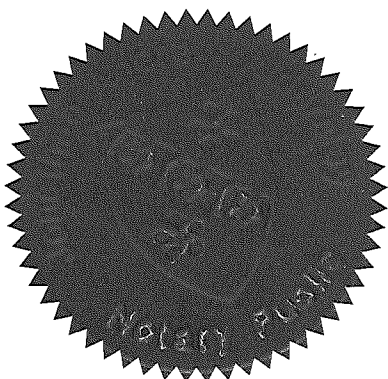
\* [Signature]  
Claudia Heide Swanson

State of NORTHWICH } ss.  
County of CHESHIRE UK }



On this 6<sup>th</sup> day of July, 2016, before me, Jonathan Andrew Andrews a Notary Public in and for said state, personally appeared John Glen Swanson and Claudia Heide Swanson 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.

[Signature]  
Notary Public for the State of NORTHWICH, UK »  
Residing at: 3 Royal Mews, Garsington Park, Northwich, England.  
Commission Expires: 31<sup>st</sup> October 2016



[Signature]

|  |   |
|--|---|
| <b>APOSTILLE</b><br>(Convention de La Haye du 5 octobre 1961)  |   |
| <b>1. Country:</b><br>Pays/Pais  | United Kingdom of Great Britain and Northern Ireland  |
| <b>This public document</b><br>Le présent acte public / El presente documento público                          |   |
| <b>2. Has been signed by</b><br>a été signé par<br>ha sido firmado por   | Jonathan Andrew Aldersley   |
| <b>3. Acting in the capacity of</b><br>agissant en qualité de<br>quien actúa en calidad de                     | Notary Public   |
| <b>4. Bears the seal/stamp of</b><br>est revêtu du sceau / timbre de<br>y está revestido del sello / timbre de | The Said Notary Public  |
| <b>Certified</b><br>Attesté / Certificado  |   |
| <b>5. at</b><br>à / en   | London  |
| <b>6. the</b><br>le / el día   | 13 July 2016  |
| <b>7. by</b><br>par / por  | Her Majesty's Principal Secretary of State for Foreign and Commonwealth Affairs   |
| <b>8. Number</b><br>sous no / bajo el número   | L082431   |
| <b>9. Seal / stamp:</b><br>Sceau / timbre:<br>Sello / timbre:  |  <b>10. Signature:</b> J Broad<br>Signature:<br>Firma:  |

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