



2016-008589
Klamath County, Oregon
08/15/2016 10:01:01 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nicholas Day and Sara Day

1021 Newcastle Avenue

Klamath Falls, OR 97601

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

Nicholas Day and Sara Day

1021 Newcastle Avenue

Klamath Falls, OR 97601

File No. 107525AM

STATUTORY WARRANTY DEED

Jacqueline Ann Bonner, Trustee of the Jacqueline Ann Bonner Family Trust dated October 31, 2012,

Grantor(s), hereby convey and warrant to

Nicholas Day and Sara Day, as Tenants by the Entirety,

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 and 3 Block 40, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon EXCEPT therefrom the Northwesterly rectangular one-half of Lot 2, ALSO EXCEPTING THEREFROM a 20 foot strip off the extreme Southwest side conveyed for road purposes.

The true and actual consideration for this conveyance is **\$241,950.00.**

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 11 day of August, 2016

Jacqueline Ann Bonner Trust

By: Jacqueline Ann Bonner
Jacqueline Ann Bonner, Trustee

State of Oregon} ss.
County of Klamath}

On this 11 day of August, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Jacqueline Ann Bonner known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the the Jacqueline Ann Bonner Family Trust dated 10-31-12, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon»

Residing at: Klamath

Commission Expires: 10/19/19

