



2016-008742
Klamath County, Oregon
08/17/2016 01:37:00 PM
Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Will M. Sargent and Marissa L. Sargent

125 Riverside Drive

Klamath Falls, OR 97601

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

Will M. Sargent and Marissa L. Sargent

125 Riverside Drive

Klamath Falls, OR 97601

File No. 101118AM

STATUTORY WARRANTY DEED

David E. King and Robin M. King,
Trustees of David and Robin King Living Trust dated December 23, 2009,

Grantor(s), hereby convey and warrant to

Will M. Sargent and Marissa L. Sargent, 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:

Parcel 2 of Land Partition 7-16 situated in the W1/2 of Section 2 and the NE1/4 of Section 3, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon recorded June 28, 2016 in Volume 2016-006768, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$50,000.00.

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 16 day of August, 2016.

David E. King and Robin M. King, Trustees of the
David and Robin King Living Trust dated December 23, 2009

David E. King, Trustee
David E. King, Trustee

Robin M. King, Trustee
Robin M. King, Trustee

State of Oregon } ss
County of Klamath }

On this 16 day of August, 2016, before me, Lynda West a Notary Public in and for said state, personally appeared David E. King and Robin M. King Trustees of the David and Robin King Living Trust Dated December 23, 2009, 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.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 2-10-17

