



THIS SPACE RESE

2016-010366

Klamath County, Oregon

09/29/2016 12:36:01 PM

Fee: \$52.00

After recording return to:

Shawn W. Hartsell and Lucy M. Hartsell

4981 Summers Lane

Klamath Falls, OR 97603

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

Shawn W. Hartsell and Lucy M. Hartsell

4981 Summers Lane

Klamath Falls, OR 97603

File No. 113728AM

STATUTORY WARRANTY DEED

Sandra Lee Diver and Christian L. Steinmetz, Successor Co-Trustees of The Edgar Family Loving Trust,

Grantor(s), hereby convey and warrant to

Shawn W. Hartsell and Lucy M. Hartsell, 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:

The West 120 feet of Lot 30, VILLA ST. CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$160,000.00.**

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 25 day of September, 2016

Sandra Lee Diver and Christian L. Steinmetz, Successor Co-Trustees of The Edgar Family Loving Trust

By: _____
Sandra Lee Diver, Successor Co-Trustee

By: Christian L. Steinmetz, Successor Co-Trustee
Christian L. Steinmetz, Successor Co. Trustee

State of Virginia } ss
County of Albemarle }

On this 28 day of September, 2016, before me, _____ a Notary Public in and for said state, personally appeared Sandra Lee Driver, Successor Co-Trustee of The Edgar Family Loving Trust 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Virginia } ss
County of Albemarle }

On this 28 day of September, 2016, before me, Telisa L. Alston a Notary Public in and for said state, personally appeared Christian L. Steinmetz, Successor Co-Trustee of The Edgar Family Loving Trust 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.

Telisa L. Alston

Notary Public for the State of VA
Residing at: 1412 Carlton Ave, Charlottesville VA
Commission Expires: 10-31-16

TELISA L ALSTON
Notary Public
Commonwealth of Virginia
Reg # 7534953
Commission Expires Oct 31, 2016

Dated this 27th day of September, 2016

Sandra Lee Diver and Christian L. Steinmetz, Successor Co-Trustees of The Edgar Family Loving Trust

By: Sandra Lee Diver
Sandra Lee Diver, Successor Co-Trustee

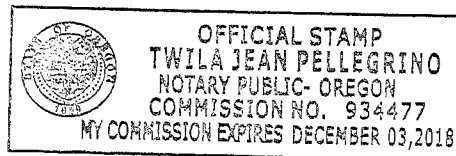
By: _____
Christian L. Steinmetz, Successor Co. Trustee

State of Oregon } ss
County of Klamath }

On this 27th day of September, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Sandra Lee Driver, Successor Co-Trustee of The Edgar Family Loving Trust 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018



State of _____ } ss
County of _____ }

On this ____ day of September, 2016, before me, _____ a Notary Public in and for said state, personally appeared Christian L. Steinmetz, Successor Co-Trustee of The Edgar Family Loving Trust 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____