



THIS SPACE RESE

2016-013015
Klamath County, Oregon
12/07/2016 10:10:01 AM
Fee: \$47.00

After recording return to:

Roger Brown and Linda Brown
1761 Riverside Drive
Klamath Falls, OR 97601

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

Roger Brown and Linda Brown
1761 Riverside Drive
Klamath Falls, OR 97601
File No. 140110AM

STATUTORY WARRANTY DEED

Loretta B. Dabill, Trustee of The Glen F. and Loretta B. Horner Living Trust, dated March 19, 2009,
Grantor(s), hereby convey and warrant to

Roger Brown and Linda Brown, 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:

**Lot 4 1/2, Block 1 and Lot 1, Block 2 of FAIRFIELD, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.**

TOGETHER WITH that portion of vacated Burger Avenue which inures to said Lot 1, Block 2.

**EXCEPTING THEREFROM that portion of vacated Burger Avenue lying Southeasterly of a line drawn
from the Northeast corner of Lot 1, Block 3 to the Southwest corner of Lot 1, Block 2.**

The true and actual consideration for this conveyance is **\$32,500.00.**

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:

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 day of December, 2016.

for Glen F. and *for*
Loretta B Dabill-Horner Living Trust

By Loretta B Dabill
Loretta B. Dabill, trustee

State of Oregon } ss
County of Klamath }

On this 6 day of December, 2016, before me, Lisa Legget Weatherby - a Notary Public in and for said state, personally appeared Loretta B. Dabill, Trustee of the Glen F. and Loretta B. Horner Living Trust, dated March 19, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/19/19

