



THIS SPACE RESERVED

2016-013147  
Klamath County, Oregon  
12/09/2016 01:41:01 PM  
Fee: \$47.00

After recording return to:

Philip Charles Carlson and Toni Kay Carlson, Trustees  
C/O Philip Charles Carlson and Toni Kay Carlson  
Revocable Living Trust dated November 2, 2016  
13113 SW Wilmington Lane  
Portland, OR 97224

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

Philip Charles Carlson and Toni Kay Carlson, Trustees  
C/O Philip Charles Carlson and Toni Kay Carlson  
Revocable Living Trust dated November 2, 2016  
13113 SW Wilmington Lane  
Portland, OR 97224

File No. 134034AM

### STATUTORY WARRANTY DEED

**Patrick D. Knox and Sally M. Knox, Trustees, or their successors in trust, under the Knox Living Trust, dated April 11, 2005,**

Grantor(s), hereby convey and warrant to

**Philip Charles Carlson and Toni Kay Carlson, Trustees C/O Philip Charles Carlson and Toni Kay Carlson  
Revocable Living Trust dated November 2, 2016 ,**

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 13 in Block 3 of FIRST ADDITION TO CRES-DEL ACRES, according to the official plat thereof on file  
in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2407-007B0-05300-000**

The true and actual consideration for this conveyance is **\$339,000.00.**

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:

Return To:

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 5<sup>th</sup> day of December, 2016

  
Patrick D. Knox, Trustee

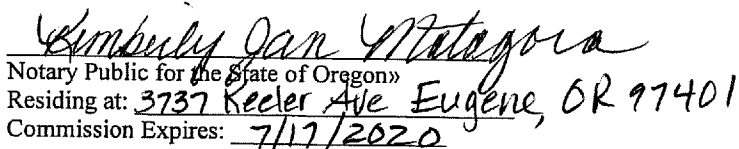
  
Sally M. Knox, Trustee

State of Oregon} ss.

County of Lane }

On this 5<sup>th</sup> day of December, 2016, before me, Kimberly Jan Matagora a Notary Public in and for said state, personally appeared Patrick D Knox and Sally M Knox, Trustees known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Knox Living Trust, dated April 11, 2005, 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.

  
Notary Public for the State of Oregon  
Residing at: 3737 Keeler Ave Eugene, OR 97401  
Commission Expires: 7/17/2020

