



THIS SPACE RESE

2016-013202
Klamath County, Oregon
12/12/2016 03:09:01 PM
Fee: \$47.00

After recording return to:

Mark E. Kelley and Bonnie J. Kelley
108 Eulalona Court
Klamath Falls, OR 97601

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

Mark E. Kelley and Bonnie J. Kelley
108 Eulalona Court
Klamath Falls, OR 97601

File No. 129861AM

STATUTORY WARRANTY DEED

T. Kent Daniels, as Successor Trustee of The Daniels Family Trust, a Revocable Living Trust, under the date of 9/11/91,

Grantor(s), hereby convey and warrant to

Mark E. Kelley and Bonnie J. Kelley, 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 1:

Lot 7 in Block 5 of TRACT 1145, NOB HILL, A RESUBDIVISION OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION, AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

Lot 8, Block 5, TRACT 1145, NOB HILL, A RESUBDIVISION OF PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION, AND ELDORADO HEIGHTS, the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is **\$269,300.00.**

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 7 day of December, 2016

T. Kent Daniels, Successor Trustee of The Daniels Family Trust

By: T. Kent Daniels
T. Kent Daniels, Successor Trustee

State of Washington} ss.

County of King }

On this 7th day of December, 2016, before me, Diane L. Haugsvær a Notary Public in and for said state, personally appeared T. Kent Daniels, Successor Trustee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Daniels Family Trust, a revocable Living trust, under the date of 9-11-91, 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.

Diane L. Haugsvær

Notary Public for the State of Washington»

Residing at: 802 NE 60th St Seattle WA 98115

Commission Expires: 10-19-2019 ~~07-13-2017~~

