



2017-001025  
Klamath County, Oregon  
01/31/2017 02:49:01 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Matthew Negherbon and Sarah Silverman  
2108 Huron Street  
Klamath Falls, OR 97601

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

Matthew Negherbon and Sarah Silverman  
2108 Huron Street  
Klamath Falls, OR 97601

File No. 141709AM

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### STATUTORY WARRANTY DEED

**Margaret R. Anderson, as Successor Trustee of the Jim and Sheila Scott Revocable Living Trust dated June 12, 2000,**

Grantor(s), hereby convey and warrant to

**Sarah Silverman and Matthew Negherbon, 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 1, Block 1, The Terraces Addition to the City of Klamath Falls and all that portion of the Northerly one-half of vacated Shasta View Street adjacent to said Lot 1, Block 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$167,500.00.

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:

47MST

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<sup>th</sup> day of January, 2017.

Margaret R. Anderson, as Successor Trustee of the Jim and Sheila Scott Revocable Living Trust dated June 12, 2000

By: Margaret R. Anderson  
Margaret R. Anderson, Successor Trustee

State of Oregon } ss  
County of Washington

On this 5 day of January, 2017, before me, Taylor Ann McCabe Worrell, a Notary Public in and for said state, personally appeared Margaret R. Anderson, as Successor Trustee of the Jim and Sheila Scott Revocable Living Trust dated June 12, 2000, 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.

Taylor Ann McCabe Worrell  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 6-26-19

