



THIS SPACE RESERVED

2017-002705
Klamath County, Oregon
03/15/2017 10:02:00 AM
Fee: \$47.00

After recording return to:

Jason Matthew Loud, SR. as Trustee of the Jason
Matthew Loud, SR. Living Trust dated November 23,
2016

PO Box 1375

Chiloquin, OR 97624

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

Jason Matthew Loud, SR. as Trustee of the Jason
Matthew Loud, SR. Living Trust dated November 23,
2016

PO Box 1375

Chiloquin, OR 97624

File No. 154518AM

STATUTORY WARRANTY DEED

Sigrid Caperton, Successor Trustee of The Anna M. Wromar Living Trust,

Grantor(s), hereby convey and warrant to

Jason Matthew Loud, SR. as Trustee of the Jason Matthew Loud, SR. Living Trust dated November 23, 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:

**Lots 25 and 26 in Block 12 of KLAMATH FOREST ESTATES, 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 \$16,000.00.

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:

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.

X Dated this 2ND day of March, 2017.

Anna M. Wromar Living Trust

X By: Sigrid Caperton
Sigrid Caperton, Successor Trustee

State of Idaho } ss
County of Boundary }

On this 2ND day of March, 2017, before me, Kirsten Madden a Notary Public in and for said state, personally appeared Sigrid Caperton, Successor Trustee of the Anna M. Wromar Living 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.

Kirsten Madden
Notary Public for the State of Idaho
Residing at: Bonners Ferry, ID
Commission Expires: 06/10/2018

