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03/16/2017 09:31:12 AM

Fee: \$52.00

Returned at Counter

After recording return to:

John and Patricia van Engers
4303 Denver Avenue
Klamath Falls, Oregon 97603

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

John and Patricia van Engers
4303 Denver Avenue
Klamath Falls, Oregon 97603

STATUTORY WARRANTY DEED

(Husband and Wife to a Revocable Living Trust)

John van Engers and Patricia van Engers, Husband and Wife,

hereinafter referred to as "Grantors", do hereby convey, and warrant unto

**John and Patricia van Engers, as tenants by the entirety, as Trustees of the
 John and Patricia van Engers Family Living Trust, dated February 12, 2017,**

hereinafter "Grantee(s)", the described real property, together with all
 improvements located thereon, lying in the County of Klamath, State of Oregon
 free of encumbrances except as specifically set forth herein:

Commonly known as 4303 and 4301 Denver Avenue, and more particularly
 described as:

A parcel of land situated in the N½ of the SW¼ of the NW¼ of Section 11,
 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County,
 Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 11, Township 39 South, Range 9
 East of Willamette Meridian, Klamath County, Oregon; thence South 0 degrees
 13 ½' East along the West line of said Section 1662.5 feet to the intersection
 with the center line of a 60 foot road; thence North 89 degrees 44 ½' East along
 the center line of said road 399.4 feet, to the true point of beginning; thence
 North 0 degrees 07' West 332 feet more or less to an iron pin in the Northerly
 boundary of the N½ of the SW¼ of the NW¼ of said Section; thence South 89
 degrees 47' West along the said boundary line 219.4 feet, more or less, to the

Statutory Warranty Deed - Page 1

*The True and Actual Consideration paid for this transfer, stated
 in tens of dollars, is \$10⁰⁰. Jol*

center line of the U.S.R.S. Drain Ditch 1-C-9-A as constructed about 1933; thence South 0 degrees 07' East along the said center line 332 feet more or less to the center line of before mentioned 60 foot road; thence North 89 degrees 44 ½' East along said center line 219.4 feet, more or less to the true point of beginning.

SAVINGS AND EXCEPTING a strip of land 30 feet in width along the South line of said premises to be used for road purposes.

The True and Actual Consideration paid for this transfer, stated in terms of dollars, is \$10.00.

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:

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee(s) and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to a Revocable Living Trust and individuals.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

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 USED 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 14th day of march, 2017.

John van Engers
GRANTOR, John van Engers

Patricia van Engers
GRANTOR, Patricia van Engers

STATE OF OREGON
COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me on this 14th day of March, 2017, by John van Engers and Patricia van Engers, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Denise Davenport
Notary Public for Oregon

My commission expires: 10.25.2019

