

THIS SPACE RESER

2017-003905

Klamath County, Oregon 04/13/2017 02:58:00 PM

Fee: \$47.00

After recording return to:	
Amy L. Anlauf and Patrick D. Anlauf	
920 T Ct	_
Cottage Grove, OR 97424	_
	_
Until a change is requested all tax statements	
shall be sent to the following address:	
Amy L. Anlauf and Patrick D. Anlauf	
920 T Ct	
Cottage Grove, OR 97424	
File No. 162872AM	_

STATUTORY WARRANTY DEED

Bruce A. Ferrell and Jennie M. Ferrell, Trustees of the Bruce & Jennie Ferrell Trust,

Grantor(s), hereby convey and warrant to

Amy L. Anlauf and Patrick D. Anlauf, 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 29 in Block 6 of Tract No. 1090, WAGON TRAIL ACREAGES #1, SECOND ADDITION, 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-2309-001C0-06001-000

The true and actual consideration for this conveyance is \$36,000.00.

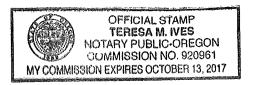
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



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.

SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.
Dated this 7 day of $4pri/$, $20/7$
<i>'</i>
The Bruce & Jennie Ferrell Trust
By: Duce A Ferrell Bruce A. Ferrell, Trustee
By: Young M. berrell Jennie M. Ferrell, Trustee
State of Oscillator } ss. County of School }
On this
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Name of the Control o
Notary Public for the State of

10/13/



Commission Expires: