



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.

Dated this 7 day of April, 2017

The Bruce & Jennie Ferrell Trust

By: Bruce A. Ferrell
Bruce A. Ferrell, Trustee

By: Jennie M. Ferrell
Jennie M. Ferrell, Trustee

State of Oregon } ss.
County of Washington }

On this 7 day of April, 2017, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared Bruce A. Ferrell and Jennie M. Ferrell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bruce and Jennie Ferrell Trust, and acknowledged to me that 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.

Teresa M. Ives
Notary Public for the State of Oregon
Residing at: Lafayette
Commission Expires: 10/13/17

