



2017-004097

Klamath County, Oregon

04/19/2017 02:10:00 PM

Fee: \$47.00

THIS SPACE RESERVE

After recording return to:

Nathan Zackery Perkins and Katherine Lynn Perkins

560 Corello Street

Turlock, CA 95380

Until a change is requested all tax statements

shall be sent to the following address:

Nathan Zackery Perkins and Katherine Lynn Perkins

560 Corello Street

Turlock, CA 95380

File No. 163192AM

STATUTORY WARRANTY DEED

Brooke Atkisson, Trustee of the Brooke Atkisson Living Trust UTD September 5, 2014,

Grantor(s), hereby convey and warrant to

Nathan Zackery Perkins and Katherine Lynn Perkins, 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 33, Block 79, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 4, 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-3711-022A0-00800-000

The true and actual consideration for this conveyance is **\$8,000.00**.

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 213.010, 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 17th day of April, 2017.

Brooke Atkisson Living Trust

Brooke Atkisson
Brooke Atkisson - Trustee

State of Oregon) ss.
County of Jackson)

On this 17th day of April, 2017, before me, Mychal Pond a Notary Public in and for said state, personally appeared Brooke Atkisson, Trustee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Brooke Atkisson Living Trust UTD September 5, 2014, and acknowledged to me that he/she/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.

Joanne Cowan
Notary Public for the State of Oregon

Residing at: Woodpark, California
Commission Expires: 12-11-2018

