

2017-004465

Klamath County, Oregon



00202719201700044650020023

04/28/2017 12:47:55 PM

Fee: \$47.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:
Christine Ann Ledgerwood Revocable Living Trust
1895 Arlington Drive
Klamath Falls, Oregon 97601

WARRANTY DEED

Christine A. Ledgerwood and Richard S. Ledgerwood, tenants by the entirety, hereby convey and warrant to **Christine Ann Ledgerwood, trustee of the Christine Ann Ledgerwood Revocable Living Trust**, Grantee, the following described real property in the County of **KLAMATH**, State of Oregon free of encumbrances except as specifically set forth herein:

Lots 10, 11, and 12 in Block 29, of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as 1895 Arlington Drive, Klamath Falls, Oregon.

There is no consideration for this transfer, it is done for purposes of estate planning.

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

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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.

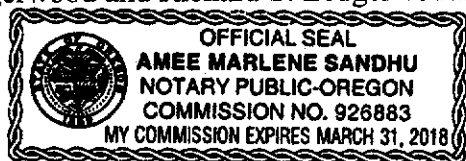
Dated this 21 day of April, 2017.

Christine A. Ledgerwood
Christine A. Ledgerwood

Richard S. Ledgerwood
Richard S. Ledgerwood

STATE OF OREGON)
) ss.
County of)

This instrument was acknowledged before me on 4/21, 2017, by Christine A. Ledgerwood and Richard S. Ledgerwood.



Amee M Sandhu
Notary Public - State of Oregon
My commission expires: 3/31/2018