



THIS SPACE RESERVED

2017-005485
Klamath County, Oregon
05/18/2017 01:57:00 PM
Fee: \$47.00

After recording return to:

Vito J. Romano

PO Box 542

Keno, OR 97627

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

Vito J. Romano

PO Box 542

Keno, OR 97627

File No. 154787AM

STATUTORY WARRANTY DEED

Marlin C. Rasdal & Rachel E. Rasdal, Trustees of the Marlin & Rachel Rasdal Trust, Per Agreement dated June 13, 1997,

Grantor(s), hereby convey and warrant to

Vito J. Romano,

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:

The Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT THE Westerly 30 feet and the Northerly 23.18 feet for road way.

The true and actual consideration for this conveyance is **\$160,000.00.**

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 12th day of May, 2017

The Marlin & Rachel Rasdal Trust

By: Marlin C. Rasdal
Marlin C. Rasdal, Trustee

By: Rachel E. Rasdal
Rachel E. Rasdal, Trustee

State of Oklahoma } ss
County of Cherokee }

On this 12 day of May, 2017, before me, Rhonda Sams a Notary Public in and for said state, personally appeared Marlin C. Rasdal & Rachel E. Rasdal, Trustees of the Marlin and Rachel Rasdal Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rhonda Sams
Notary Public for the State of Oklahoma
Residing at: Oklahoma
Commission Expires: 11/12/20

