



2017-005555

Klamath County, Oregon

05/19/2017 03:08:00 PM

Fee: \$47.00

THIS SPACE R

After recording return to:

Steve Shepherd and Laura Shepherd

95155 Aldrich Point Road

Astoria, OR 97103

Until a change is requested all tax statements

shall be sent to the following address:

Steve Shepherd and Laura Shepherd

95155 Aldrich Point Road

Astoria, OR 97103

File No. 167338AM

STATUTORY WARRANTY DEED

Carly Megan Dellard, Successor Trustee of The Jo Ann Enburg-Dellard Revocable Living Trust dated March 5, 2008,

Grantor(s), hereby convey and warrant to

Steve Shepherd and Laura Shepherd, 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 108 in Block 1, Tract 1060, Sun Forest Estates, 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-2310-036C0-03300-000

The true and actual consideration for this conveyance is **\$22,500.00**.

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:

Return to:



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 17 day of May, 2017.

The Jo Ann Enburg-Dellard Revocable Living

Carly Megan Dellard
Carly Megan Dellard, successor trustee

State of Oregon } ss.

County of Lane }

On this 17th day of May, 2017, before me, Taylor Brown a Notary Public in and for said state, personally appeared Carly Megan Dillard known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Jo Ann Enburg-Dellard Revocable Living Trust, 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.

Taylor Brown
Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: March 31, 2019

