



2017-005927

Klamath County, Oregon

05/31/2017 02:53:00 PM

Fee: \$52.00

THIS SPACE RESERVED

After recording return to:

Anita D. Johnson

149 Tanglewood Trl

Troup, TX 75789

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

Anita D. Johnson

149 Tanglewood Trl

Troup, TX 75789

File No. 160748AM

### STATUTORY WARRANTY DEED

**Ronald Lee Wegstein and Karen Georgette Wegstein, Trustees, or any acting successor, of the Wegstein Living Trust, dated October 13, 2011,**

Grantor(s), hereby convey and warrant to

**Anita D. Johnson,**

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:

**PARCEL 1:**

**Lots 15 and 16, Block 3, Tract 1155, TWIN RIVER VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**PARCEL 2:**

**The N1/2 of the N1/2 of the N1/2 of the NW1/4 of the SW1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$280,000.00.

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:

524447

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 30 day of May 2017.

Wegstein Living Trust, dated October 13, 2011

By: Ronald Lee Wegstein <sup>Trustee</sup> Date: 5-30-17  
Ronald Lee Wegstein, Trustee

By: Karen Georgette Wegstein <sup>Trustee</sup> Date: 5-30-17  
Karen Georgette Wegstein, Trustee

State of California } ss  
County of \_\_\_\_\_ }

*See attached*

On this \_\_\_\_\_ day of May, 2017, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Ronald Lee Wegstein and Karen Georgette Wegstein, Trustees of the Wegstein Living 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.

\_\_\_\_\_  
Notary Public for the State of California

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

On 5/30/17 before me, CHAUNCEY MARKHAM, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Ronald Lee Wegstein and Karen Georgette Wegstein  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)

