



THIS SPACE RESERVED FOR

2017-007631

Klamath County, Oregon

07/07/2017 03:36:01 PM

Fee: \$47.00

After recording return to:

Parrish Real Estate, LLC, an Oregon Limited Liability
Company

1901 S 6th Street

Klamath Falls, OR 97601

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

Parrish Real Estate, LLC, an Oregon Limited Liability
Company

1901 S 6th Street

Klamath Falls, OR 97601

File No. 173736AM

STATUTORY WARRANTY DEED

Kenneth Dean Pedersen and Susan Renea Pedersen, as co-Trustees of K&S Pedersen Living Trust,

Grantor(s), hereby convey and warrant to

Parrish Real Estate, LLC, an Oregon Limited Liability Company,

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 2 of Land Partition 34-02, being a replat of Lots 11 thru 21 and a portion of Lots 1 - 10 and Lot A in
Block 2 of INDUSTRIAL ADDITION to the City of Klamath Falls, situated in the SE1/4 SW1/4 and the
NE1/4 SW1/4 Section 33 Township 38 South, Range 9 East of the Willamette Meridian, Klamath County,
Oregon.**

The true and actual consideration for this conveyance is \$500,000.00.

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

47amb.

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 14th day of July 2017

K&S Pedersen Living Trust

By: [Signature]
Kenneth Dean Pedersen, Trustee

By: [Signature]
Susan Renea Pedersen, Trustee

State of OREGON } ss
County of KLAMATH }

On this 14th day of JULY, 2017, before me, HEATHER SCIURBA a Notary Public in and for said state, personally appeared KENNETH DEAN PEDERSEN AND SUSAN RENE PEDERSEN, CO-TRUSTEES OF K&S PEDERSEN 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.

[Signature]

Notary Public for the State of OREGON
Residing at: KLAMATH FALLS OR
Commission Expires: JANUARY 9, 2018

