



THIS SPACE RESERVED

2017-008387  
Klamath County, Oregon  
07/27/2017 11:19:00 AM  
Fee: \$47.00

After recording return to:

Mary F. Herman

5162 Walton Drive

Klamath Falls, OR 97603

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

Mary F. Herman

5162 Walton Drive

Klamath Falls, OR 97603

File No. 175688AM

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### STATUTORY WARRANTY DEED

**Noel Kersey as the Successor Trustee(s) of the Jennie E. Gifford Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Mary F. Herman,**

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 Northwestern one-half of Tract No. 8, Homedale, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at the most Westerly corner of said Tract 8, Homedale; thence Northeasterly along the Northwestern line of said Tract 8 a distance of 300 feet, more or less, to the Northeasterly line of said Tract 8, thence Southeasterly along the Northeasterly line of said Tract 8 a distance of 90.75 feet to a point; thence at right angles and parallel to the Northwestern line of said Tract 8 a distance of 300 feet, more or less, to the Southwesterly line of said Tract 8; thence at right angles Northwesternly on the Southwesterly line of said Tract 8, 90.75 feet, more or less, to the point of beginning, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$65,000.00.**

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 27<sup>th</sup> day of July, 2017

Noel Kersey as the Successor Trustee of the Jennie E. Gifford Revocable Living Trust

By: [Signature]  
Noel Kersey, Successor Trustee

State of Oregon } ss  
County of Klamath }

On this 27<sup>th</sup> day of July, 2017, before me, Twila Pellegrino a  
Notary Public in and for said state, personally appeared Noel Kersey as the Successor Trustee(s) of the Jennie E. Gifford Revocable 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 12-3-2018

