



2017-008421
Klamath County, Oregon
07/28/2017 09:07:00 AM
Fee: \$47.00

After recording return to:

Laurie Jean Carter
2200 Knowles Road
Medford, OR 97501

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

Laurie Jean Carter
2200 Knowles Road
Medford, OR 97501
File No. 183422AM

STATUTORY WARRANTY DEED

Danny L. Kugler as successor trustee of the Danny Kugler and Jane Fleischbein Trust dated June 18, 2015,
Grantor(s), hereby convey and warrant to

Laurie Jean Carter,

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:

N1/2 NE1/4 SE1/4 NW1/4 and that portion of the N1/2 NW1/4 SW1/4 NE1/4 lying WEst of State Highway 232, all in Section 16, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3107-01600-01100-000

The true and actual consideration for this conveyance is **\$43,857.50**.

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.

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 25 day of July, 2017.

Danny Kugler and Jane Fleischbein Trust

Danny L. Kugler, Trustee
Danny L. Kugler, Trustee

State of Oregon} ss.
County of Benton}

On this 25 day of July, 2017, before me, Emily Larsen a Notary Public in and for said state, personally appeared Danny L. Kugler and Jane H. Fleischbein known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Danny Kugler and Jane Fleischbein Trust Dated June 18, 2016, or the Successor Trustee, and acknowledged to me that he/she/they executed the same as Trustee.
* Danny L. Kugler ** Successor 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.

Emily Larsen
Notary Public for the State of Oregon»
Residing at: 5000 SW Railroad Blvd Corvallis, OR
Commission Expires: August 19, 2019

