



THIS SPACE RESERVED FOR R

2017-008526

Klamath County, Oregon

07/31/2017 11:52:00 AM

Fee: \$47.00

After recording return to:

Edith E. Turner and Teena M. Turner

315 Hawthorne Street

Klamath Falls, OR 97601

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

Edith E. Turner and Teena M. Turner

315 Hawthorne Street

Klamath Falls, OR 97601

File No. 182846AM

STATUTORY WARRANTY DEED

John R. Bjork and Hana F. Bjork, Trustees for the Bjork Family Trust, trust dated March 26, 2015,

Grantor(s), hereby convey and warrant to

Edith E. Turner and Teena M. Turner, not as Tenants in Common, but with rights of survivorship,

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 5 in BLock 2, North Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Excepting therefrom the North 5 feet.

The true and actual consideration for this conveyance is **\$90,000.00.**

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.

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 31st day of July, 2017

John R. Bjork and Hana F. Bjork, Trustees for the Bjork Family Trust, trust dated March 26, 2015

By: John R. Bjork, TTE
John R. Bjork, Trustee

By: Hana F. Bjork, TTE
Hana F. Bjork, Trustee

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~~ Oregon
County of Klamath

On July 31, 2017 before me, Twila Pellegrino,
(Insert name and title of the officer)

personally appeared John R. Bjork & Hana F. Bjork, Trustees of the Bjork Family, who Trust dated
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to March
the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 26, 2015
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 Twila Jean Pellegrino (Seal)

