



THIS SPACE RESERVED FOR

2017-008952
Klamath County, Oregon
08/09/2017 12:59:00 PM
Fee: \$47.00

After recording return to:

Jeffrey M. Krupnak and Nicola A. Graham, Trustees,
or their successors in trust, under the Graham Krupnak
Living Trust, dated March 29, 2001 and any
amendments thereto

3825 Mazama Drive

Klamath Falls, OR 97603

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

Jeffrey M. Krupnak and Nicola A. Graham, Trustees,
or their successors in trust, under the Graham Krupnak
Living Trust, dated March 29, 2001 and any
amendments thereto

3825 Mazama Drive

Klamath Falls, OR 97603

File No. 179706AM

STATUTORY WARRANTY DEED

Walter M. Krupnak and Carmella F. Krupnak, as Trustees of the Walter M. Krupnak and Carmella F. Krupnak Trust, dated January 26, 2007,

Grantor(s), hereby convey and warrant to

Jeffrey M. Krupnak and Nicola A. Graham, Trustees, or their successors in trust, under the Graham Krupnak Living Trust, dated March 29, 2001 and any amendments thereto,

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 and the Easterly 8 feet of Lot 4, Block 1, Mazama Gardens, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$60,000.00.

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 4th day of August, 2017

Walter M. Krupnak and Carmella F. Krupnak Trust

By: Walter M. Krupnak
Walter M. Krupnak, Trustee

By: Carmella F. Krupnak
Carmella F. Krupnak, Trustee

State of Oregon} ss.
County of Klamath}

On this 4th day of August, 2017, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Walter M. Krupnak and Carmella F. Krupnak** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Walter M. Krupnak and Carmella F. Krupnak Trust, and acknowledged to me that he/she/they executed the same as Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 12/3/2018

