



2017-009067

Klamath County, Oregon

08/11/2017 11:18:00 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Ray Erdmann

3323 Parker Lane

Springfield, OR 97477

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

Ray Erdmann

3323 Parker Lane

Springfield, OR 97477

File No. 185090AM

### STATUTORY WARRANTY DEED

**Gerald P. Norman and Sandra J. Norman, as Co-Trustees of the Norman Family Trust (a revocable grantor type trust without set expiration date) dated July 8, 2005,**

Grantor(s), hereby convey and warrant to

**Ray Erdmann,**

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 18, Block 7, Tract No. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

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

**R-2607-001A0-03800-000**

The true and actual consideration for this conveyance is **\$254,500.00**.

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.**

Return to:

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 10 day of August, 2017.

Norman Family Trust

Gerald P. Norman  
Gerald P. Norman, trustee

Sandra J. Norman  
Sandra J. Norman, trustee

State of Oregon} ss.

County of Yamhill }

On this 10 day of August, 2017, before me, Keeley Driscoll a Notary Public in and for said state, personally appeared Gerald P Norman and Sandra J Norman known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Norman Family Trust, and acknowledged to me that he/she/they executed the same as 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.

Keeley Driscoll  
Notary Public for the State of Oregon  
Residing at: Newberg, OR  
Commission Expires: June 21, 2019

