



THIS SPACE RESERVED FOR

2017-009658
Klamath County, Oregon
08/28/2017 10:20:00 AM
Fee: \$47.00

After recording return to:

Michael C. Raypholtz, Trustee
Diana L. Raypholtz, Trustee
Michael C. and Diana L. Raypholtz Revocable Living
Trust

14159 Blue Oak Lane

Prather, CA 93651

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

Michael C. Raypholtz, Trustee
Diana L. Raypholtz, Trustee
Michael C. and Diana L. Raypholtz Revocable Living
Trust

14159 Blue Oak Lane

Prather, CA 93651

File No. 180278AM

STATUTORY WARRANTY DEED

Leo F. Brooks also known as Lee F. Brooks and Toni K. Brooks, Trustees of the Brooks Living Trust,

Grantor(s), hereby convey and warrant to

Michael C. Raypholtz and Diana L. Raypholtz, Trustee of the Michael C. and Diana L. Raypholtz Revocable Living Trust,

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:

Government Lot 8, Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$245,000.00**.

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 22 day of August, 2017.

Brooks Living Trust

Leo F. Brooks
Leo F. Brooks also known as Lee F. Brooks, Trustee

Toni K. Brooks
Toni K. Brooks, Trustee

State of Oregon } ss
County of Klamath }

On this 22 day of August, 2017, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Leo F. Brooks, Trustee and Toni K. Brooks, Trustee, 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/19/19

