



THIS SPACE RESERVED FOR

2017-009874
Klamath County, Oregon
08/31/2017 03:46:00 PM
Fee: \$47.00

After recording return to:

James A. Neiswender

124 Acosta Street

Klamath Falls, OR 97601

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

James A. Neiswender

124 Acosta Street

Klamath Falls, OR 97601

File No. 181737AM

STATUTORY WARRANTY DEED

Linda Segesser who acquired title as Linda Mae Plumley, Trustee of the Plumley Revocable Living Trust,
Grantor(s), hereby convey and warrant to

James A. Neiswender,

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:

Lots 9 and 10 in Block 16 of Opportunity Addition, according to the official plat thereof on file in the records of Klamath County, Oregon. Saving and Excepting that portion of Lot 10 granted to State of Oregon by and thru it's State Highway Commission by Final Judgment filed May 28, 1959, Case No. 57-8 Law in the Circuit Court of the State of Oregon for Klamath County.

The true and actual consideration for this conveyance is **\$120,000.00.**

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 August, 2017.

Plumley Revocable Living Trust

By: Linda Segesser
Linda Segesser, Trustee

State of Oregon } ss
County of Klamath }

On this 31 day of August, 2017, before me, Jennifer M Engelbrecht a Notary Public in and for said state, personally appeared Linda Segesser, Trustee of the Plumley Revocable Living Trust, 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.

Jennifer M Engelbrecht
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 11-8-2020

