

RECORDING COVER SHEET
(Please Print or Type)

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

2017-010115

Klamath County, Oregon

09/06/2017 03:50:00 PM

Fee: \$72.00

AFTER RECORDING RETURN TO:

Walter J. Taubenkrau and M. Louise Taubenkrau

1838 Rector Drive

La Pine, OR 97739

190704AM

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Albert L. Trahan

4763 Harlan

Klamath Falls, OR 97603

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Albert L. Trahan

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Walter J. Taubenkrau and M. Louise Taubenkrau

1838 Rector Drive

La Pine, OR 97739

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) - Amount in dollars or other

\$

☐

Other

5) SEND TAX STATEMENTS TO:

Walter J. Taubenkrau and M. Louise Taub

1838 Rector Drive

La Pine, OR 97739

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

(If applicable)

☐

FULL

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being re-recorded, complete the following statement, in accordance with ORS 205.244:

"Re-recorded at the request of AmeriTitle to correct

To correct vesting of grantee

previously recorded in Book and page , or as Fee Number 2017-010002 ."

Return To:

AmeriTitle



THIS SPACE RESERVED FOR F

2017-010002

Klamath County, Oregon

09/05/2017 03:48:00 PM

Fee: \$47.00

After recording return to:

Walter J. Taubenkrau and M. Louise ~~Taubenkrau~~ Taubenkrau
Trustees of the Walter J. Taubenkrau and M. Louise Taubenkrau
~~Taubenkrau~~ Living Trust dated 10/22/2008
1838 Rector Dr.
La Pine, OR 97739

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

Walter J. Taubenkrau and M. Louise ~~Taubenkrau~~ Taubenkrau
Trustees of the Walter J. Taubenkrau and M. Louise Taubenkrau
~~Taubenkrau~~ Living Trust dated 10/22/2008
1838 Rector Dr.
La Pine, OR 97739
File No. 190704AM

STATUTORY WARRANTY DEED

Albert L. Trahan,

Grantor(s), hereby convey and warrant to

Taubenkrau

Walter J. Taubenkrau and M. Louise ~~Taubenkrau~~ Trustees of the Walter J. Taubenkrau and M. Louise Taubenkrau
~~Taubenkrau~~ Living Trust dated 10/22/2008,

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 1 and 2, Block 16, First Addition to River Pine Estates, 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-2309-024B0-06600-000

R-2309-024B0-06700-000

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.

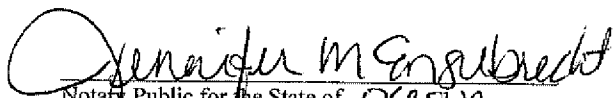
Dated this 30th day of August, 2017.


Albert L. Trahan

State of Oregon } ss
County of Klamath }

On this 30th day of August, 2017, before me, Jennifer M Engelbrecht a Notary Public in and for said state, personally appeared Albert L. Trahan, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11-8-2020

