



THIS SPACE RESERVED FOR

2017-010446
Klamath County, Oregon
09/14/2017 02:59:00 PM
Fee: \$47.00

After recording return to:

Richard A. Anderson and Brenda S. Anderson

1536 Eldorado AVE

Klamath Falls OR 97601

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

Richard A. Anderson and Brenda S. Anderson

Same as above

File No. 182307AM

STATUTORY WARRANTY DEED

Jeffrey Ross Bush, Trustee of the Jeffrey Ross Bush Living Trust, U.A.D. December 7, 2012.

As to an undivided one-half interest,

And

Tamera Cathleen Bancroft, Trustee of the Tamera Cathleen Bancroft Living Trust, U.A.D. December 7, 2012

As to an undivided one half interest,

Grantor(s), hereby convey and warrant to

Richard A. Anderson and Brenda S. Anderson, as Tenants by the Entirety,

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 3 and the Southeasterly 34 feet of the Easterly 80 feet of Lot 2 in Block 9 of Hillside Addition to the City
of Klamath Falls, Oregon, 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 \$260,000.00.

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 7th day of September, 2017.


Jeffrey Ross Bush Living Trust U.A.D. December 7, 2012

By: Jeffrey Ross Bush Trustee
Jeffrey Ross Bush, Trustee

Tamera Cathleen Bancroft Living Trust U.A.D. December 7, 2012

By: Tamera Cathleen Bancroft, Trustee
Tamera Cathleen Bancroft, Trustee

State of Oregon } ss
County of Klamath }

Roshelle Munson 

On this 7 day of September, OR, before me, ~~Heather Sciurba~~ a Notary Public in and for said state, personally appeared Jeffrey Ross Bush, Trustee of the Jeffrey Ross Bush Living Trust and Tamera Cathleen Bancroft, Trustee of the Tamera Cathleen Bancroft 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.

Roshelle Munson
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: ~~January 9, 2018~~

January 25, 2021

