



THIS SPACE RESERVED FOR R

2017-010668

Klamath County, Oregon

09/20/2017 01:15:00 PM

Fee: \$47.00

After recording return to:

Richard E. Long and Marie G. Long

976 Harbor Isle Boulevard

Klamath Falls, OR 97601

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

Richard E. Long and Marie G. Long

976 Harbor Isle Boulevard

Klamath Falls, OR 97601

File No. 192583AM

STATUTORY WARRANTY DEED

John F. Wetter, Trustee of the John F. Wetter Revocable Living Trust dated December 16, 2005 and Donna M. Wetter, Trustee of the Donna M. Wetter Revocable Living Trust dated December 16, 2005 as Equal Undivided Tenants in Common,

Grantor(s), hereby convey and warrant to

Richard E. Long and Marie G. Long, 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:

Lots 114 and 115 of Tract 1277, being a re-plat of Lots 35 through 42 of Block 1 of HARBOR ISLES, TRACT 1209; Lots 43 and 44, 48 through 58, and 64 through 71 of Block 1 of the FIRST ADDITION TO HARBOR ISLES, TRACT 1252; Lots 1 through 6, and 9 through 23 of Block 2 of the SECOND ADDITION TO HARBOR ISLES, TRACT 1259; and a portion of Blocks A, B and 4 of SHIPPINGTON ADDITION TO KLAMATH FALLS, OREGON, all situated in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$275,000.00**.

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 15 day of September, 2017.

The John F. Wetter Revocable Living Trust dated December 16, 2005

John F. Wetter
John F. Wetter, Trustee

The Donna M. Wetter Revocable Living Trust dated December 16, 2005

Donna M. Wetter
Donna M. Wetter, Trustee

State of Oregon } ss
County of Klamath }

On this 15 day of September, 2017, before me, Melissa R. Bland a Notary Public in and for said state, personally appeared John F. Wetter, Trustee of The John F. Wetter Revocable Trust dated December 16, 2005 and Donna M. Wetter, Trustee of The Donna M. Wetter Revocable Living Trust dated December 16, 2005, 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.

Melissa R. Bland
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires April 20, 2018

