



THIS SPACE RESERVED FOR

2017-011485
Klamath County, Oregon
10/10/2017 02:07:00 PM
Fee: \$47.00

After recording return to:

Byron Werner

85967 Edenvale Road

Pleasant Hill, OR 97455

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

Byron Werner

85967 Edenvale Road

Pleasant Hill, OR 97455

File No. 198462AM

STATUTORY WARRANTY DEED

Joanne Kay Herrera, Trustee or her successors in trust, under the Doris J. Jones Living Trust, dated May 12, 2010 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Byron Werner,

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 7, Block 10, TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2607-001A0-11000-000

M-119460

The true and actual consideration for this conveyance is **\$35,000.00**.

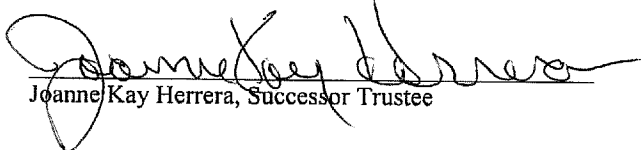
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Return To: 

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 5 day of October, 2017

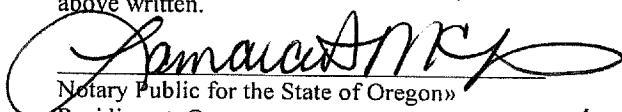
Doris J. Jones Living Trust, dated May 12, 2010


Joanne Kay Herrera, Successor Trustee

State of Oregon} ss.
County of Lane}

On this 5th day of October, 2017, before me, Tammy McKinney a Notary Public in and for said state, personally appeared Joanne Kay Herrera, known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Doris J Jones Living Trust, dated May 12, 2010, and acknowledged to me that he/she/they executed the same as Trustee.

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: Oregon
Commission Expires: 7-9-2021

