



THIS SPACE RESERVED FOR F

**2017-011894**  
Klamath County, Oregon  
10/17/2017 02:37:02 PM  
Fee: \$47.00

After recording return to:

Jeffery B Fabisch and Valerie J Ruis

1261 Burgoyne St

Mountain View, CA 94043

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

Jeffery B Fabisch and Valerie J Ruis

1261 Burgoyne St

Mountain View, CA 94043

File No. 189872AM

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### STATUTORY WARRANTY DEED

**Theodore H. Gehrman and Muriel F. Gehrman, Trustees of the Theodore H. Gehrman and Muriel F. Gehrman Trust UAD 10/18/90, as to Parcels 1 and 3**

**Theodore H. Gehrman and Muriel F. Gehrman as to Parcel 2,**

Grantor(s), hereby convey and warrant to

**Jeffery B Fabisch and Valerie J Ruis, 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:

**Parcel 1:**

**Lot 1 in Block 3 of Williamson River Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Parcel 2:**

**Lot 2 in Block 3 of Williamson River Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Parcel 3:**

**Lot 1, Block 1, Williamson River Estates, 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 **\$410,000.00.**

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:

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 11 day of October, 2017

Theodore H. Gehrman and Muriel F. Gehrman Trust UAD 10/18/90

Theodore H. Gehrman  
Theodore H Gehrman, Trustee

Theodore H. Gehrman  
Theodore H Gehrman

Muriel F. Gehrman  
Muriel F Gehrman

By: Theodore H. Gehrman, Attorney in Fact  
Theodore H Gehrman, Attorney In Fact

State of WA } ss  
County of Spokane }

On this 11 day of October, 2017, before me, Matthew C. Hellstrom a Notary Public in and for said state, personally appeared Theodore H. Gehrman, Trustee of The Theodore H. Gehrman and Muriel F. Gehrman UAD 10/28/1990, Individually, and as Power of Attorney for Muriel F Gehrman 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.

Matthew C. Hellstrom  
Notary Public for the State of WA  
Residing at: Spokane  
Commission Expires: May 20, 2019

