



THIS SPACE RESERVED FOR

2017-012486
Klamath County, Oregon
10/30/2017 02:01:00 PM
Fee: \$52.00

After recording return to:

Ron L Cudaback and Sunshine M Cudaback
300 Mt Pitt Street
Klamath Falls, OR 97601

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

Ron L Cudaback and Sunshine M Cudaback
300 Mt Pitt Street
Klamath Falls, OR 97601

File No. 193665AM

STATUTORY WARRANTY DEED

Marilyn D. Kennedy and Sharon D. Beesley, Co-Successor Trustees of the 2010 Fern Derrah Trust,

Grantor(s), hereby convey and warrant to

Ron L Cudaback and Sunshine M Cudaback, 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 1 and 2 of Block 24 of BUENA VISTA 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.; ALSO the North half of the vacated alley adjoining said Lots 1 and 2.

The true and actual consideration for this conveyance is **\$137,000.00.**

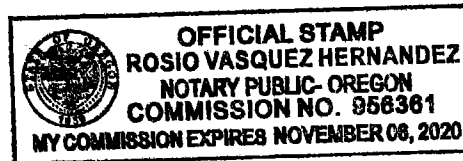
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 20 day of October, 2017.

2010 Fern Derrah Trust

By: Marilyn D. Kennedy
Marilyn D. Kennedy, Co-Successor Trustee
By: Sharon D. Beesley
Sharon D. Beesley, Co-Successor Trustee



State of Oregon } ss
County of Klamath }

On this 20 day of October, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Marilyn D. Kennedy and ~~Sharon D. Beesley~~, Co-Successor Trustees of the 2010 Fern Derrah 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.

[Signature]
Notary Public for the State of Oregon

Residing at: Klamath Falls OR

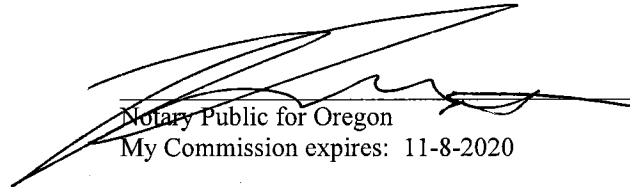
Commission Expires: Nov 06, 2020

Notary Acknowledgment
Statutory Warranty Deed

State of Oregon
County of Klamath

On this 23rd day of October, 2017, personally appeared before me the above named Sharon D. Beesley Co- ~~S~~uccessor
Trustee , and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.


Notary Public for Oregon
My Commission expires: 11-8-2020

