



THIS SPACE RESERVED FOR F

2017-012577
Klamath County, Oregon
10/31/2017 03:06:51 PM
Fee: \$47.00

After recording return to:

The Tippin/Moore Family Living Trust

300 Mtn View Blvd.

Klamath Falls, OR 97601

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

The Tippin/Moore Family Living Trust

300 Mtn View Blvd.

Klamath Falls, OR 97601

File No. 193771AM

STATUTORY WARRANTY DEED

Emily J. Bellm,

Grantor(s), hereby convey and warrant to

Steven A. Tippin, Trustees of the Tippin/Moore Family Living Trust dated March 24, 2016

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 4 and the W1/2 Lot 5, Block 4, Country Green, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is **\$98,000.00**.

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 19 day of October, 2017.

Emily J. Bellm
Emily J. Bellm

By: James Vernon Bellm
James Vernon Bellm, as her Attorney In Fact

State of Oregon } ss
County of Klamath }

On this 19 day of October, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared James Vernon Bellm, Attorney In Fact for Emily J. Bellm, 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

