



THIS SPACE RESERVED FOR

2017-012669
Klamath County, Oregon
11/02/2017 03:26:49 PM
Fee: \$47.00

After recording return to:

Minda Christiansen and Philip Christiansen
135 Roosevelt Street
Merrill, OR 97633

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

Minda Christiansen and Philip Christiansen
135 Roosevelt Street
Merrill, OR 97633

File No. 193446AM

STATUTORY WARRANTY DEED

LINDA J. MASSEY, SUCCESSOR TRUSTEE of the T.A. and J.I. Rupert 2000 Living Trust, established March 29, 2000,

Grantor(s), hereby convey and warrant to

Minda Christiansen and Philip Christiansen, 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 11, 12 and 13 in Graybeal Addition to the City of Merrill, saving and excepting the North 79.2 feet of Lots 11 and 12, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$85,000.00.

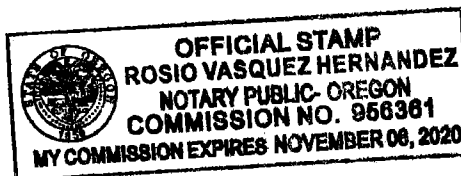
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 30 day of October 2017.

T.A. and J.I. Rupert 2000 Living Trust, established March 29, 2000

By: Linda J. Massey
Linda J. Massey, Successor Trustee



State of Oregon } ss
County of Klamath }

On this 30 day of October, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Linda J. Massey, Successor Trustee of the T.A. and J.I. Rupert 2000 Living Trust established March 29, 2000, 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: January 9, 2018

Nov 06, 2020