



THIS SPACE RESERVED FOR

2017-014170
Klamath County, Oregon
12/13/2017 01:37:01 PM
Fee: \$47.00

After recording return to:

Danny K. Fast and Debra A. Fast, Trustees of The Fast
Joint Revocable Living Trust under agreement dated
August 18, 2017, or to such Successor Trustee(s)
6517 Verda Vista Dr
Klamath Falls, OR 97603

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

Danny K. Fast and Debra A. Fast, Trustees of The Fast
Joint Revocable Living Trust under agreement dated
August 18, 2017, or to such Successor Trustee(s)
6517 Verda Vista Dr
Klamath Falls, OR 97603

File No. 209070AM

STATUTORY WARRANTY DEED

Joyce E. Ditto,

Grantor(s), hereby convey and warrant to

Danny K. Fast and Debra A. Fast, Trustees of The Fast Joint Revocable Living Trust under agreement dated August 18, 2017, or to such Successor Trustee(s),

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:

Beginning at an iron pin on the Northerly right of way line of Harlan Drive which lies North 43°30' West along the Northerly right of way line of Harlan Drive a distance of 386.2 feet from the iron pin which marks the Southeast corner of Tract 26, HOMEDALE; thence continuing North 43°30' West along the Northerly right of way line of Harlan Drive a distance of 80 feet to an iron pin; thence North 46°30' East a distance of 200 feet to an iron pin; thence South 43°30' East a distance of 80 feet to an iron pin; thence South 46°30' West a distance of 200 feet, more or less, to the point of beginning, said tract being a portion of Tract 26 and 27 of HOMEDALE.

The true and actual consideration for this conveyance is \$140,000.00.

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 12th day of Dec., 2017.

x Joyce E. Ditto
Joyce E. Ditto

State of Oregon } ss
County of Klamath }

On this 12th day of December, 2017, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Joyce E. Ditto, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 8-30-21

