

205694AM
470317055909
RECORDING REQUESTED BY:

300 Klamath Ave
Klamath Falls, OR 97601

2018-000024
Klamath County, Oregon
01/02/2018 01:02:01 PM
Fee: \$47.00

GRANTOR'S NAME:
Kenneth D. Trautman, Jr. and Kathryn A. Trautman

GRANTEE'S NAME:
David Wheeler Larson and Kimberly Susan Larson

AFTER RECORDING RETURN TO:

Order No.: 470317055909-KA
AmeriTitle
300 Klamath Ave
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

David Wheeler Larson and Kimberly Susan Larson
2264 Ajuga Avenue
Upland, CA 91784

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kenneth D. Trautman, Jr. and Kathryn A. Trautman, Grantor, conveys and warrants to David Wheeler Larson and Kimberly Susan Larson, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit 'A'

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$370,000.00). (See ORS 93.030).

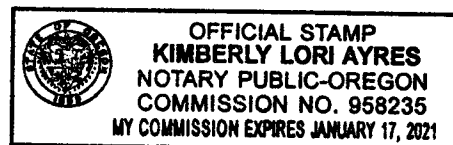
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1-2-18

Kenneth D. Trautman, Jr.

Kathryn A. Trautman



State of Oregon
County of Grant

This instrument was acknowledged before me on 1/2/18 by Kenneth D. Trautman Jr and Kathryn A. Trautman

Notary Public - State of Oregon

My Commission Expires: 1/17/2021

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 16 in Block 1, Tract No. 1034, LAKEWOODS SUBDIVISION, UNIT NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.