AmeriTitle

After recording return to:
Terry Niemeyer and Debbie Niemeyer
980 Thornton Ck. Rd.
Toledo, OR 97391

Until a change is requested all tax statements shall be
sent to the following address:
Terry Niemeyer and Debbie Niemeyer
980 Thornton Ck. Rd.
Toledo, OR 97391
File No.   199840AM

STATUTORY WARRANTY DEED

Gregory B. Royalty, as trustee of the Royalty Trust dated October 1, 2010,

Grantor(s), hereby convey and warrant to

Terry Niemeyer and Debbie Niemeyer, 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 5, Block 1, SPRAGUE RIVER VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with an undivided one-third interest in a well located on Lot 9, Block 1 of Sprague River Village.

The true and actual consideration for this conveyance is $132,500.00.
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:

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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 _29_ day of _Dec_ , _2017_

Royalty Trust dated October 1, 2010

By: _Gregory B. Royalty, Trustee_
    Gregory B. Royalty, Trustee

State of California } ss
County of _____ }

On this _____ day of January, 2018, before me, _____ a Notary Public in and for said state, personally appeared Gregory B. Royalty as Trustee of the Royalty Trust dated October 1, 2010, 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.

_____
Notary Public for the State of California
Residing at: _____
Commission Expires:

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
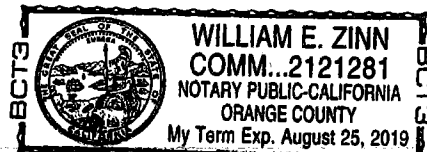
State of California

County of Orange

On Dec. 29, 2017 before me, _____William E. Zinn, Notary Public_____,

personally appeared _____Gregory B. Royalty_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary Public

WILLIAM E. ZINN
COMM...2121281
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. August 25, 2019
BCT3

DESCRIPTION OF THE ATTACHED DOCUMENT	CAPACITY CLAIMED BY THE SIGNER
_____	☐ Individual (s)
_____	☐ Corporate Officer
Number of Pages _____ Document Date_____	☐ Partners
	☐ Trustees
	☐ Other _____