



THIS SPACE RESERVED FOR F

2018-001492
Klamath County, Oregon
02/06/2018 01:40:01 PM
Fee: \$52.00

After recording return to:

Dustin C. Rusbarsky and Carla W. Moyer

1624 Portland Street

Klamath Falls, OR 97601

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

Dustin C. Rusbarsky and Carla W. Moyer

1624 Portland Street

Klamath Falls, OR 97601

File No. 216751AM

STATUTORY WARRANTY DEED

**Successor Trustees under the Rarden Loving Trust dated March 25, 1991,
and any amendments thereto,**

Grantor(s), hereby convey and warrant to

Dustin C. Rusbarsky and Carla W. Moyer, with rights of survivorship, each as to an undivided 50% interest,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$135,000.00.

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:

152amt.

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 5 day of February, 2018.

Rarden Loving Trust dated March 25, 1991

By: [Signature]
Robert Allen Rarden, Successor Trustee

State of Florida } ss
County of Alachua }

On this 5 day of February, 2018, before me, Carol Ann Horne a Notary Public in and for said state, personally appeared Robert Allen Rarden, Trustee 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.

Carol Ann Horne
Notary Public for the State of Florida
Residing at: Heavens
Commission Expires: 6/1/2021

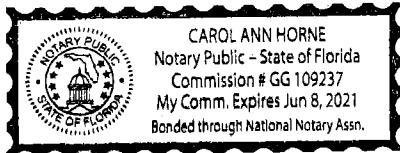


EXHIBIT 'A'

Lot 7 in Block 17, Hot Springs Addition to the City of Klamath Falls, Oregon, together with the Easterly 1/2 of vacated alley adjacent thereto, and that part of Lot 6 in Block 17, Hot Springs Addition to the City of Klamath Falls, Oregon, described as follows:

Beginning at a point on the North line of Lot 6, 39.1 feet Easterly from the Northwest corner of said Lot 6, said point being on South line of Portland Street; thence Southerly to a point on the South line of Lot 6, said point being 27.8 feet East of Southwest corner of Lot 6; thence West 27.8 feet to the Southwest corner of Lot 6; thence North along the West line of Lot 6 to the Northwest corner thereof; thence East along the North line a distance of 39.1 feet to the point of beginning; excepting therefrom a strip of land 4 feet in width along the East boundary of said tract and extending South a distance of 98.3 feet from Portland Street.