

**2018-001758****Klamath County, Oregon**

02/14/2018 10:58:00 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Eric Costa and Pamela Costa798 Heath CtLemoore, CA 93245

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

Eric Costa and Pamela Costa6095 Wocus RoadKlamath Falls, OR 97601File No. 216029AM

STATUTORY WARRANTY DEED**Roberta Lynn Armstong-Casson, Successor Trustee of the Lois Alice Casson Living Trust, U.A.D., July 6, 2009,**

Grantor(s), hereby convey and warrant to

Eric Costa and Pamela Costa, 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:

Beginning at a point on the Southerly line of the 60 foot right of way of the County Road, which point is 251.62 feet South of the Northeast corner of the SE1/4 of NW1/4 of Section 7, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: North 71°33' West 10 feet; thence North 70°45' West, 138.25 feet; thence North 62°45' West 100 feet; thence North 33°15' West 121.4 feet to the intersection of said Southerly right of way line with the Easterly right of way line of the Dalles-California Highway; thence South 6°02' West 266.02 feet; thence East 324.35 feet; thence North along the center Section line 68.5 feet; to the point of beginning.

The true and actual consideration for this conveyance is \$41,600.00.

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 12th day of Feb., 2018.

The Lois Alice Casson Living Trust, U.A.D., July 6, 2009

By: Roberta Lynn Casson-Armstrong
Roberta Lynn Casson-Armstrong, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 12th day of January, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Roberta Lynn Casson-Armstrong, Successor *, 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.

* Trustee of The Lois Alice Casson Living Trust

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

