



2018-002831
Klamath County, Oregon
03/15/2018 09:26:01 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Neal Brown

2425 Railroad Avenue

Malin, OR 97632

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

Neal Brown

2425 Railroad Avenue

Malin, OR 97632

File No. 216538AM

STATUTORY WARRANTY DEED

Jimmie J. Fontenot and Ellen Fontenot, as Trustees of the Jimmie Fontenot and Ellen Fontenot Revocable Living Trust dated May 18, 2015,

Grantor(s), hereby convey and warrant to

Neal Brown,

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 6, 7, and 8 in Block 45 of Supplemental Plat of the City of Malin, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$90,000.00.

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 1 day of March, 2018.

The Jimmie Fontenot and Ellen Fontenot Revocable Living Trust

Jimmie J. Fontenot
Jimmie J. Fontenot, Trustee

Ellen Fontenot
Ellen Fontenot, Trustee

State of Oregon } ss.
County of Clatsop }

On this 1 day of March, 2018, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Jimmie J. Fontenot, Trustee and Ellen Fontenot, Trustee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Jimmie Fontenot and Ellen Fontenot Revocable Living Trust Dated May 18, 2015, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10/19/19

