

2018-003966

Klamath County, Oregon



00220002201800039660030035

Assessors Parcel No.: 3513-03380-03100-000

04/03/2018 08:25:53 AM

Fee: \$52.00

RECORDING REQUESTED BY:

Name: HOWARD ROSAMOND
 Address: 240 Moonbeam Drive
 City/State/Zip: Sparks, NV 89441

WHEN RECORDED RETURN TO AND MAIL**TAX STATEMENT TO:**

Name: HOWARD ROSAMOND
 Address: 240 Moonbeam Drive
 City/State/Zip: Sparks, NV 89441

STATUTORY WARRANTY DEED

HOWARD MATTHEW ROSAMOND AND LORI SCHEFFLER ROSAMOND, Grantors, convey and warrants to THE HOWARD M. AND LORI S. ROSAMOND LIVING TRUST, UTD Feb. 27, 2018, HOWARD ROSAMOND, LORI ROSAMOND, trustees, Grantees, the following real property free of encumbrances except as specifically set forth herein located in the County of Klamath, in the State of Oregon:

Ferguson Mountain Pines First Addition, Block 15, Lot 9

This property is free of encumbrances

The true consideration for this conveyance is \$0.00.

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. 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.

Dated this 27 day of Feb., 2018.

Howard Matthew Rosamond
 HOWARD MATTHEW ROSAMOND

Lori Scheffler Rosamond
 LORI SCHEFFLER ROSAMOND

State of NEVADA)
) ss.
 County of WASHOE)



R. FRITZ
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No: 07-2165-2 - Expires March 15, 2019

This instrument was acknowledged before me on the 27 day of Feb., 2018, by HOWARD MATTHEW ROSAMOND and LORI SCHEFFLER ROSAMOND.

R. Fritz
 Notary Public

Mail Tax Statement As Shown Above

CERTIFICATE OF TRUST

The signatory of this Certificate is currently the acting Trustee of the Trust and does hereby certify and declare as follows:

1. The name of the trust is **THE HOWARD M. AND LORI S. ROSAMOND LIVING TRUST UTD** February 27, 2018 (the "Trust").
2. The name of the Settlers of the Trust are:
HOWARD ROSAMOND
LORI ROSAMOND
3. The names of the current Trustees of the Trust are:
HOWARD ROSAMOND
LORI ROSAMOND
4. The Trust is currently in full force and effect and the Trust has not been revoked or amended to make any representation contained in this Certificate incorrect.
5. The Trust provides very broad powers to the acting Trustees.
6. The Trust provides that the Trust may be revoked in whole or in part by an instrument in writing signed by the Settlers.
7. The acting Trustees must exercise the powers of the trustee jointly.
8. Title to assets in the Trust are to be taken in the following form:
9. The signifying number of this trust is a social security number.

THE HOWARD M. AND LORI S. ROSAMOND LIVING TRUST UTD Feb 27, 2018, **HOWARD ROSAMOND and LORI ROSAMOND**, Trustees.

Signed this Feb 27, 2018.

Howard Rosamond
HOWARD ROSAMOND

Lori Rosamond
LORI ROSAMOND

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

On this 27 day of Feb, in the year 2018, before me Rhonda Fritz, personally appeared, **HOWARD ROSAMOND** and **LORI ROSAMOND**, and proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

R. Fritz
Notary Public



R. FRITZ
Notary Public - State of Nevada
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