



THIS SPACE RESERVED FOR R

2018-006195
Klamath County, Oregon
05/21/2018 02:38:01 PM
Fee: \$47.00

After recording return to:

Leroy W. Perez and Chyral A. Perez, Trustees
2585 Primrose St
Lebanon, OR 97355

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

Leroy W. Perez and Chyral A. Perez, Trustees
2585 Primrose St
Lebanon, OR 97355

File No. 235249AM

STATUTORY WARRANTY DEED

**Leon Treants and Anita L. Treants, Trustees, or their successors in Trust,
under the Treants Living Trust, dated July 9, 1997 and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Leroy W. Perez and Chyral A. Perez, Trustees of the Leroy W. Perez and Chyral A. Perez Joint Revocable
Living Trust,**

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:

All of Lot 19, EXCEPT the Northerly 415 feet and the Westerly 1035 feet, Block 7, Klamath Falls Forest Estates, Sycaan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Also described as 19C.

The true and actual consideration for this conveyance is \$11,000.00.

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 18 day of MAY, 2018.

Leon Treants and Anita L. Treants, Trustees, or their successors in Trust,
under the Treants Living Trust, dated July 9, 1997 and any amendments thereto

By: Leon Treants TRUSTEE
Leon Treants, Trustee

By: Anita L. Treants Trustee
Anita L. Treants, Trustee

State of NEVADA } ss
County of CARSON CITY }

On this 18 day of May, 2018, before me, ROBERT D. MCNEELY a Notary Public in and for said state, personally appeared Leon Treants and Anita L. Treants, Trustees, or their successors in Trust, under the Treants Living Trust, dated July 9, 1997 and any amendments thereto, 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.

Robert D. McNeely

Notary Public for the State of NEVADA
Residing at: CARSON CITY
Commission Expires: 4/23/2020

