



THIS SPACE RESERVED FOR

2018-007306

Klamath County, Oregon

06/18/2018 12:14:00 PM

Fee: \$87.00

After recording return to:

Randall Shane Byerly and Laurie Ann Byerly

19538 SE Grand Island Loop

Dayton, OR 97114

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

Randall Shane Byerly and Laurie Ann Byerly

19538 SE Grand Island Loop

Dayton, OR 97114

File No. 240918AM

STATUTORY WARRANTY DEED

Lynda Dunn, Successor Trustee, of the Donald R. Clausen Living Trust under Declaration of Trust dated March 27, 2002,

Grantor(s), hereby convey and warrant to

Randall Shane Byerly and Laurie Ann Byerly, 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:

The N1/2 of the NE1/4 of the SE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-016D0-00100-000 / Tax Account No. R136178

The true and actual consideration for this conveyance is \$125,000.00.

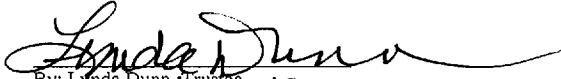
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Return To: 

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 15 day of June, 2018.

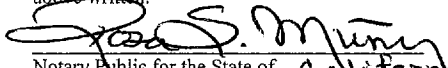
The Donald R. Clausen Living Trust under Declaration of Trust dated March 27, 2002


By: Lynda Dunn, Trustee ***Successor**

State of California } ss.
County of Monterey }

On this 15 day of June, 2018, before me, Rosa S. Munoz, a Notary Public in and for said state, personally appeared Lynda Dunn known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Donald R. Clausen Living Trust under Declaration of Trust dated March 27, 2002, and acknowledged to me that he/she/they executed the same as Trustee. ***Successor**

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


Notary Public for the State of California
Residing at: 1522 Constitution Blvd. Sins CA
Commission Expires: March 20, 2020

