



THIS SPACE RESERVED FOR

2018-007434

Klamath County, Oregon

06/20/2018 01:32:00 PM

Fee: \$87.00

After recording return to:

Levi Justman and Bethany Dawn Moro

4625 Laverne Ave

Klamath Falls, OR 97603

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

Levi Justman and Bethany Dawn Moro

4625 Laverne Ave

Klamath Falls, OR 97603

File No. 235174AM

STATUTORY WARRANTY DEED

David Gregory Seutter, Martha Lynn Baird and Wendy Michele Durighello, Successor Co-Trustees of the David W. Seutter Trust, dated March 6, 1992 and as Successor Co-Trustees of the Marjorie J. Seutter Trust dated March 6, 1992,

Grantor(s), hereby convey and warrant to

Levi Justman and Bethany Dawn Moro, not as Tenants in Common but with Rights of Survivorship,

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 28, PERRY'S ADDITION TO LLOYD'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$171,000.00.

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 19 day of JUNE, 2018

Marjorie J. Seutter Trust dated March 6, 1992

By: David Gregory Seutter
David Gregory Seutter, Successor Co-Trustee

By: Martha Lynn Baird
Martha Lynn Baird, Successor Co-Trustee

By: Wendy Michele Durighello
Wendy Michele Durighello, Successor Co-Trustee

David W. Seutter Trust dated March 6, 1992

By: David Gregory Seutter
David Gregory Seutter, Successor Co-Trustee

By: Martha Lynn Baird
Martha Lynn Baird, Successor Co-Trustee

By: Wendy Michele Durighello
Wendy Michele Durighello, Successor Co-Trustee

State of Oregon} ss.

County of MULTNOMAH

On this 19 day of June, 2018, before me, LIDIA SHIBANOV, a Notary Public in and for said state, personally appeared David Gregory Seutter, Martha Lynn Baird and Wendy Michele Durighello known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the David W. Seutter Trust and Marjorie J. Seutter Trust, 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.

Lidia Shibanova

Notary Public for the State of Oregon»

Residing at: MULTNOMAH

Commission Expires: AUG. 9, 2020

