

2018-007562

Klamath County, Oregon

06/22/2018 02:35:00 PM

Fee: \$82.00

After Recording Return To:

Margaret A. Vining, Esq.
Davis Wright Tremaine LLP
1300 SW Fifth Avenue, Suite 2400
Portland, Oregon 97201

Send Tax Statements To:

Leonard P. Sabala, Trustee
PO Box 1294
Kekaha, HI 96752

Klamath County, Parcel No. R178266

STATUTORY WARRANTY DEED

Leonard P. Sabala, Trustee of the Susanna L. Sabala family trust dated October 6, 2010 created under the Susanna L. Sabala Revocable Living Trust dated March 26, 1997, Grantor, conveys and warrants all of Grantor's fifty percent (50%) interest to Leonard Paul Sabala, Jonathan Steven Sabala and Shelly Jo Espiritu, each as to an undivided one-third (1/3rd) interest, Grantee, all of the trust's interest in the following described real property, free of encumbrances except as specifically set forth below, situated in Klamath County, Oregon, to wit:

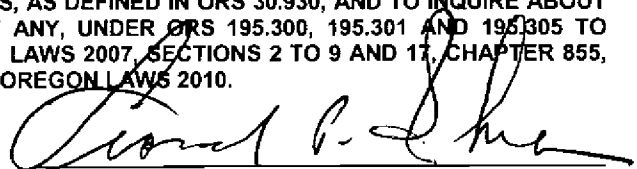
That portion of Lot 7, Block 15, situated North and West of a point South 400' and East 1062.18' from the Northwest Corner of said Lot 7A, Block 15, Klamath Falls Forest Estates Sycan Unit.

This property is subject to all restrictions, easements, encumbrances, liens and obligations of record as of the date hereof.

The true consideration for this conveyance includes other property or other value given or promised that represents the whole consideration.

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 ____ day of _____, 2017.



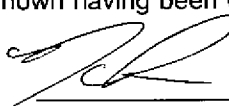
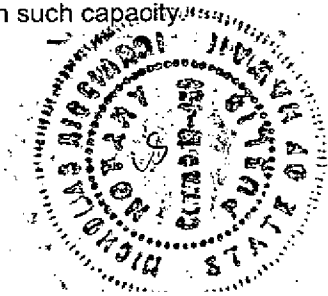
Leonard P. Sabala, successor Trustee of the
Susanna L. Sabala Trust

STATE OF HAWAII)

) ss.

County of Kauai)

On this MAY 30th, 2017, before me, personally appeared Leonard P. Sabala, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the *Statutory Warranty Deed*, consisting of 1 page, dated UNDATED, 2017, as the free act and deed of such person as Trustee, and if applicable in the capacity shown having been duly authorized to execute such instrument in such capacity.



NOTARY PUBLIC

5th Circuit, State of Hawaii
My commission expires: 12/29/21

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