

2018-008389

Klamath County, Oregon

After recording return to:  
Trixie Ault  
4021 Freida St  
Klamath Falls, OR 97603  
Grantor



00225327201800083890010018

07/13/2018 03:01:31 PM

Fee: \$82.00

Until a change is requested, all tax statements  
shall be sent to the following address:  
Trixie Ault  
Same as above

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That John Ault and Trixie Ault, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Trixie Ault hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, all of grantors' interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

BRYANT TRACTS NO. 2, Block 4, Lot 5, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument ON July 13, 2018.

John Ault and  
John Ault, By Power of Attorney of October 3, 2013 given to Trixie Ault;  
Grantors

Trixie Ault  
Trixie Ault

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Trixie Ault with the original Power of Attorney and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: [Signature]  
Notary Public for Oregon

