



THIS SPACE RESERVED FOR

2018-008949

Klamath County, Oregon

07/27/2018 03:01:01 PM

Fee: \$87.00

After recording return to:

Chris Leslie and Dale Leslie

124152 Paunina Street

Crescent, OR 97733

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

Chris Leslie and Dale Leslie

124152 Paunina Street

Crescent, OR 97733

File No. 238677AM

STATUTORY WARRANTY DEED

Ron Wiser and Cheri Wiser, Trustees of the Wiser Revocable Living Trust, dated April 2, 1996,

Grantor(s), hereby convey and warrant to

Chris Leslie and Dale Leslie, 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:

Lot 23 in Block 12 of Tract No. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

R-2607-001A0-06800-000

The true and actual consideration for this conveyance is \$232,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

Return to: 
AmeriTitle

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 25th day of July, 2018.

Wiser Revocable Living Trust

Ron Wiser, Trustee
Ron Wiser, Trustee

Cheri Wiser, Trustee
Cheri Wiser, Trustee

State of Oregon} ss.
County of Marion}

On this 25th day of July, 2018, before me, Tina Kelly a Notary Public in and for said state, personally appeared Ron Wiser and Cheri Wiser known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Wiser Revocable Living Trust, dated April 2, 1996, 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.

[Signature]
Notary Public for the State of Oregon»
Residing at: Oregon
Commission Expires: 2-8-19

