



THIS SPACE RESERVED FOR

2018-010854

Klamath County, Oregon

09/06/2018 02:45:01 PM

Fee: \$87.00

After recording return to:

Valerie J. Ruis, Trustee of the
Valerie J. Ruis Revocable Living Trust

PO Box 778

Chiloquin, OR 97624

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

Valerie J. Ruis, Trustee of the
Valerie J. Ruis Revocable Living Trust

PO Box 778

Chiloquin, OR 97624

File No. 248402AM

STATUTORY WARRANTY DEED

Jeffery Fabisch, Trustee of the JBF Family Trust,

Grantor(s), hereby convey and warrant to

Valerie J. Ruis, Trustee of the Valerie J. Ruis Revocable Living Trust,

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 2, Block 3, WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.**

The consideration paid for the transfer is \$200,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON
BEHALF OF GRANTOR/GRANTEE.

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.

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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 4 day of September, 2018.

The JBF Family Trust

By: Jeffery Fabisch, Trustee
Jeffery Fabisch, Trustee

State of Oregon} ss.
County of Klamath}

On this 4th day of September, 2018, before me, Stacy Howard a Notary Public in and for said state, personally appeared Jeffery Fabisch known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The JBF Family 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.

Stacy Howard
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10-19-19

