



THIS SPACE RESERVED FOR

2018-010980

Klamath County, Oregon

09/10/2018 03:33:00 PM

Fee: \$87.00

After recording return to:

Paulene A. Sabelberg and Michael C. Sabelberg

19885 Cedar Way

Mokelumne Hill, CA 95245

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

Paulene A. Sabelberg and Michael C. Sabelberg

19885 Cedar Way

Mokelumne Hill, CA 95245

File No. 253334AM

STATUTORY WARRANTY DEED

Russell R. Ashdon Jr., and Deborah M. Ashdon, Trustees of the Russell R. Ashdon, Jr. and Deborah M. Ashdon Joint Revocable Living Trust, u/t/d February 10, 2006,

Grantor(s), hereby convey and warrant to

Paulene A. Sabelberg and Michael C. Sabelberg, 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:

The W1/2 of Government Lots 1 and 2, lying North and East of the Sprague River Highway, and the W1/2 of the E1/2 of Government Lots 1 and 2, lying North and East of the Sprague River Highway in Section 19, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$165,000.00.

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.

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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 7 day of Sept 2018.

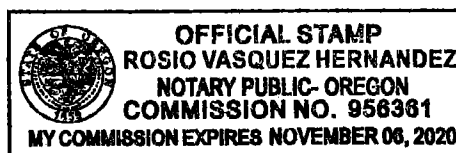
Russell R. Ashdon Jr. and Deborah M. Ashdon Joint Revocable Living Trust

By: [Signature]

Russell R. Ashdon Jr., Trustee

By: [Signature]

Deborah M. Ashdon, Trustee



State of ORegon } ss
County of Klamath County}

On this 7 day of August, 2018, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Russell R. Ashdon Jr and Deborah M. Ashdon ~~Trustees~~ ^{* Trustees} of the Revocable living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. 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: Klamath County
Commission Expires: Nov 06, 2020