



THIS SPACE RESERVED FOR F

2018-011530

Klamath County, Oregon

09/21/2018 02:53:00 PM

Fee: \$87.00

After recording return to:

Thomas L. Gellner and Petra Gellner

5052 Swallow Court

Klamath Falls, OR 97601

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

Thomas L. Gellner and Petra Gellner

5052 Swallow Court

Klamath Falls, OR 97601

File No. 255076AM

STATUTORY WARRANTY DEED

Joseph Murphy and Lori Murphy, Trustees of the Murphy Family Trust under Trust Agreement dated August 27, 2010,

Grantor(s), hereby convey and warrant to

Thomas L. Gellner and Petra Gellner, 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 313, Replat Running Y Resort, Phase 4, 1st Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$259,000.00.

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 20 day of September, 2018

Murphy Family Trust under Trust Agreement dated August 27, 2010

By: [Signature]
Joseph Murphy, Trustee

By: [Signature]
Lori Murphy, Trustee

State of Oregon } ss.
County of Clatsop }

On this 20 day of September, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Joseph Murphy and Lori Murphy known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Murphy Family Trust under Trust Agreement dated August 27, 2010, 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.

Melissa R Bland
Notary Public for the State of Oregon
Residing at: Clatsop County
Commission Expires: March 15, 2022

