



THIS SPACE RESERVED FOR

**2018-012126**

**Klamath County, Oregon**

10/03/2018 12:10:00 PM

Fee: \$87.00

After recording return to:

Jerry D Rosterolla and Penelope Rosterolla

9493 Greenbriar Dr

Klamath Falls, OR 97603

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

Jerry D Rosterolla and Penelope Rosterolla

9493 Greenbriar Dr

Klamath Falls, OR 97603

File No. 255442AM

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### STATUTORY WARRANTY DEED

**Thomas F. Casey and Tamara E. Casey, (and their successors) as Trustees of the Thomas F. Casey Trust U.T.A.D. April 20, 2005, as to an undivided 50% interest and Tamara E. Casey and Thomas F. Casey, (and their successors) as Trustees of the Tamara E. Casey Trust U.T.A.D. April 20, 2005, as to an undivided 50% interest.,**

Grantor(s), hereby convey and warrant to

**Jerry D Rosterolla and Penelope Rosterolla, husband and wife,**

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 South 198 feet of the North 358 feet of the S1/2 of NW1/4 of NE1/4 in Section 23, Township 35 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.**

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

**R-3506-02300-00400-000**

The true and actual consideration for this conveyance is \$280,000.00.

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.**

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 2 day of October, 2018.

Thomas F. Casey and Tamara E. Casey, (and their successors) as Trustees of the Thomas F. Casey Trust U.T.A.D. April 20, 2005 as to an undivided 50% interest

T F Casey Trustee  
Thomas F. Casey, Trustee

Tamara E Casey Trustee  
Tamara E. Casey, Trustee

Tamara E. Casey and Thomas F. Casey, (and their successors) as Trustees of the Tamara E. Casey Trust U.T.A.D. April 20, 2005, as to an undivided 50% interest

Tamara E Casey Trustee  
Tamara E. Casey, Trustee

T F Casey Trustee  
Thomas F. Casey, Trustee

State of Oregon  
County of Jackson

On this 2 day of October, 2018 before me, Carol Ann Holland, a Notary Public in and for said state, personally appeared Thomas F. Casey and Tamara E. Casey, Trustees of the Thomas F. Casey Trust U.T.A.D. April 20, 2005 and Thomas F. Casey and Tamara E. Casey, Trustees of the Tamara E. Casey Trust U.T.A.D. April 20, 2005 known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that 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.

CA Holland

Notary Public for the State of Oregon

Residing at: G.P.

Commission Expires: 1-21-22

