



THIS SPACE RESERVED FOR

2018-013068

Klamath County, Oregon

10/26/2018 09:26:01 AM

Fee: \$87.00

After recording return to:

Louis Lane Roelle and Rene Roelle

12020 Spring Lake Rd

Klamath Falls, OR 97603

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

Louis Lane Roelle and Rene Roelle

12020 Spring Lake Rd

Klamath Falls, OR 97603

File No. 262173AM

STATUTORY WARRANTY DEED

Rodger J. Isaacson, Successor Trustee of the Peter and Candice Richard Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Louis Lane Roelle and Rene Roelle, 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 following described real property in Klamath County, Oregon:

The S1/2 of Lots 4 and 5 in Block 48 FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to and as shown by the duly recorded plat of said addition now on file in the office of the County Clerk of Klamath County, Oregon, said premises being more particularly described as follows:

Beginning at the Southerly corner of Lot 5 of said Block 48; thence running Northeasterly parallel to Jefferson Street a distance of 106 feet more or less to the Easterly line of said Lot 4; thence Northwesterly along the Easterly line of said Lot 4 a distance of 55 feet; thence Southwesterly parallel to Jefferson Street a distance of 106 feet to the Westerly line of Lot 5; thence Southeasterly along the Westerly line of Lot 5 to the place of beginning.

The true and actual consideration for this conveyance is \$50,000.00.

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:

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 24th day of October, 2018

Peter & Candice Richard Revocable Living Trust

By: Rodger J. Isaacson
Rodger J. Isaacson, Successor Trustee

State of Oregon } ss.
County of Marion }

On this 24 day of October, 2018, before me,
Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared
Rodger J. Isaacson, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee**
of the Peter and Candice Richard Revocable Living Trust, and acknowledged to me that he/she/they executed the same as**
Trustee. Successor 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Marion
Commission Expires: 10/19/19

