



THIS SPACE RESERVED FOR

2018-014132

Klamath County, Oregon

11/21/2018 09:11:01 AM

Fee: \$87.00

After recording return to:

Roland Jack Leroy Welspiel, As Trustee of The Roland
Jack Leroy Welspiel 2016 Revocable Living Trust
2315 Lindley Way
Klamath Falls, OR 97601

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

Roland Jack Leroy Welspiel, As Trustee of The Roland
Jack Leroy Welspiel 2016 Revocable Living Trust
2315 Lindley Way
Klamath Falls, OR 97601
File No. 266601AM

STATUTORY WARRANTY DEED

Ken Spicher, also known as Kenneth E. Spicher,

Grantor(s), hereby convey and warrant to

Roland Jack Leroy Welspiel, As Trustee of The Roland Jack Leroy Welspiel 2016 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 44 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$118,500.00.

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:

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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 16th day of November, 2018

Kenneth E. Spicher
Kenneth E. Spicher

State of Oregon } ss
County of Klamath }

On this 16 day of November, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Kenneth E. Spicher, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires:

