

2019-000215

Klamath County, Oregon



00234196201900002150020029

01/08/2019 09:50:10 AM

Fee: \$87.00

AFTER RECORDED RETURN TO:
ROBYN L. ESRAELIAN, ESQ.
RICHARDSON, JONES & ESRAELIAN
2660 W. Shaw Avenue, Suite 100
Fresno, California 93711

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHOULD BE SENT TO:
C/O William J. Tjerrild
4185 E. Jefferson Avenue
Fresno, CA 93612

STATUTORY WARRANTY DEED

ROBERT TJERRILD AND DEBORAH TJERRILD, husband and wife as to their undivided ½ interest, Grantors, hereby convey and warrant to **ROBERT TJERRILD AND DEBORAH TJERRILD, Trustees of the “ROBERT TJERRILD AND DEBORAH TJERRILD DECLARATION OF TRUST established July 25, 2018”**, for the benefit of ROBERT TJERRILD AND DEBORAH TJERRILD, the following described real property, located in the County of Klamath, State of Oregon, free of encumbrances other than encumbrances of record on the date of this conveyance and those matters which would be shown by an accurate survey or inspection of the premises:

Parcel 1:

The S ½ NE ¼ and the N ½ SE ¼ of Section 28, Township 38 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2:

The S ½ SE ¼ of Section 28 and the E ½ NE ¼ of Section 33, Township 38 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Code 36 Map 3813 TL 3000
Code 36 Map 3813 TL 3100
Code 36 Map 3813 TL 3200

Property ID Nos. R111245, R114352 and R114361

The true consideration for this conveyance is \$0.00. (Complies with requirements of ORS 93.030)

This instrument will 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 approved uses and 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 Chapter 1, Oregon Laws 2005 (Ballot Measure 37 (2004)).

Dated: July 25, 2018.

Robert Tjerrild
ROBERT TJERRILD

Deborah L Tjerrild
DEBORAH TJERRILD

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF FRESNO)

On July 25, 2018, before me, ROBYN L. ESRAELIAN, Notary Public, personally appeared ROBERT TJERRILD AND DEBORAH TJERRILD, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Robyn L Esraelian

