



THIS SPACE RESERVED FOR

**2019-001515**

**Klamath County, Oregon**

**02/19/2019 11:03:01 AM**

**Fee: \$87.00**

After recording return to:

The Antoinette Higgins Trust, dated December 3, 2010

755 Spring Valley Dr.

Medford, OR 97501

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

The Antoinette Higgins Trust, dated December 3, 2010

755 Spring Valley Dr.

Medford, OR 97501

File No. 276220AM

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**STATUTORY WARRANTY DEED**

**Robert D. Bottorff and Suzanne R. Bottorff, Trustees or their Successors in trust under the Robert D. Bottorff and Suzanne R. Bottorff Living Trust, dated July 18, 2014,**

Grantor(s), hereby convey and warrant to

**Antoinette L. Higgins, Trustee of The Antoinette Higgins Trust, dated December 3, 2010,**

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:

**Parcel 2 of Land Partition 63-04 situated in the S1/2 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$60,000.00.

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:

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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 13 day of February, 2019.

The Robert D. Bottorff and Suzanne R. Bottorff Living Trust, dated July 18, 2014

By: Robert D. Bottorff  
Robert D. Bottorff, Trustee

By: Suzanne R. Bottorff  
Suzanne R. Bottorff, Trustee

State of Oregon} ss.  
County of Douglas }

On this 13<sup>th</sup> day of February, 2019, before me, Christopher Ash a Notary Public in and for said state, personally appeared Robert D. Bottorff and Suzanne R. Bottorff known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the the Robert D. Bottorff and Suzanne R. Bottorff Living Trust, dated July 18, 2014, 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.

Chris Ash  
Notary Public for the State of Oregon  
Residing at: Roseburg  
Commission Expires: 1/11/21

