



THIS SPACE RESERVED FOR

**2019-001918**  
**Klamath County, Oregon**  
03/01/2019 12:04:01 PM  
Fee: \$87.00

After recording return to:

Brad Ross and Melodie Ross, Co-Trustees, or the  
successor(s) in trust, Brad and Melodie Ross Trust,  
dated the 24th day of April, 2012, and any amendments  
thereto

61459 Dryer Ct

Bend, OR 97702

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

Brad Ross and Melodie Ross, Co-Trustees, or the  
successor(s) in trust, Brad and Melodie Ross Trust,  
dated the 24th day of April, 2012, and any amendments  
thereto

61459 Dryer Ct

Bend, OR 97702

File No. 279939AM

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### STATUTORY WARRANTY DEED

**Larry L. Bangs and Paula B. Bangs, Trustees, or successor Trustees, of the Larry L. Bangs and Paula B. Bangs Revocable Trust,**

Grantor(s), hereby convey and warrant to

**Brad Ross and Melodie Ross, Co-Trustees, or the successor(s) in trust, Brad and Melodie Ross Trust, dated the 24th day of April, 2012, and any amendments thereto,**

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 21, Block 4 of TRACT NO. 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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

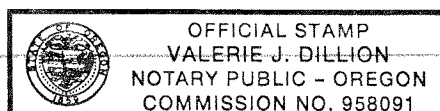
R-2607-001C0-02100-000

R-2607-001C0-02100-000

The true and actual consideration for this conveyance is \$236,000.00.

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:

Return To:



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 26<sup>th</sup> day of February, 2019.

Larry L. Bangs  
Larry L. Bangs, trustee

Paula B. Bangs  
Paula B. Bangs, trustee

State of Oregon} ss.  
County of Lane }

On this 26<sup>th</sup> day of February, 2019, before me, Valerie J. Dillion a Notary Public in and for said state, personally appeared Larry L. Bangs and Paula B. Bangs known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Larry L. Bangs and Paula B. Bangs Revocable Trust, 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.

Valerie J. Dillion  
Notary Public for the State of Oregon»  
Residing at: Oregon  
Commission Expires:

