



THIS SPACE RESERVED FOR

2019-004203

Klamath County, Oregon

04/19/2019 01:59:02 PM

Fee: \$87.00

After recording return to:

Bobby R. Melton and Marichu Melton

235 Soquel St

Klamath Falls, OR 97601

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

Bobby R. Melton and Marichu Melton

235 Soquel St

Klamath Falls, OR 97601

File No. 287343AM

STATUTORY WARRANTY DEED

Charlene L. Brown and Charles L. Harless, Successor Trustees of the Elsie Lee Harless Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Bobby R. Melton and Marichu Melton, 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:

Lot 9 and the Northwesterly 1/2 of Lot 10 in Block 48 of BUENA VISTA ADDITION, 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 \$233,000.00.

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 19th day of April, 2019

Elsie Lee Harless Revocable Living Trust

By: Charles L. Harless
Charles L. Harless, Successor Trustee

By: Charlene L. Brown
Charlene L. Brown, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 19th day of April, 2019, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared Charlene L. Brown and Charles L. Harless known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustees of the Elsie Lee Harless Revocable Living Trust, and acknowledged to me that they executed the same as Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Annette Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10/23/2022

