



**2019-005865**  
 Klamath County, Oregon  
 05/24/2019 02:59:02 PM  
 Fee: \$82.00

TITLE NO. 297018AM  
 ESCROW NO. EU19-0948 SB  
 TAX ACCT. NO. **R128481**  
 MAP/TAX LOT NO. **R-2309-00160-00300-000**

**GRANTOR**

THE GEERTSEN LIVING TRUST

**GRANTEE**

RANDY GEERTSEN and TAWNYA GEERTSEN  
 4549 CAMBON STREET  
 EUGENE, OR 97402

Until a change is requested  
 all tax statements shall be  
 sent to the following address:  
 \*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
 CASCADe TITLE CO.  
 811 WILLAMETTE  
 EUGENE, OR 97401

**WARRANTY DEED -- STATUTORY FORM**

**PETER DENNIS GEERTSEN and CHARLOTTE ROSE GEERTSEN, Trustees, or their successors in Trust under THE GEERTSEN LIVING TRUST, dated July 16,1998 and any amendments thereto, Grantor,**

conveys and warrants to

**RANDY GEERTSEN and TAWNYA GEERTSEN, as tenants by the entirety, Grantee,**

the following described real property free of encumbrances except as specifically set forth herein:

Lot 15, Block 3, Wagon Trail Acreages No.1, Third Addition, Tract No. 1136, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is **\$40,000.00.**

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.

Except the following encumbrances:  
 Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 24<sup>TH</sup> day of May, 2019.

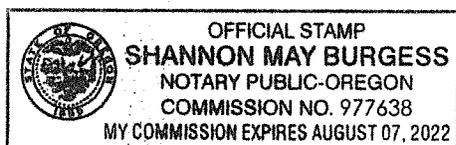
THE GEERTSEN LIVING TRUST

BY: Peter Dennis Geertsen  
 PETER DENNIS GEERTSEN, TRUSTEE

BY: Charlotte Rose Geertsen  
 CHARLOTTE ROSE GEERTSEN, TRUSTEE

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on May 24<sup>th</sup>, 2019 by PETER DENNIS GEERTSEN AND CHARLOTTE ROSE GEERTSEN, TRUSTEES OF THE GEERTSEN LIVING TRUST.



[Signature]  
 (Notary Public for Oregon)  
 My commission expires 8/7/2022