

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 24TH day of May, 2019.

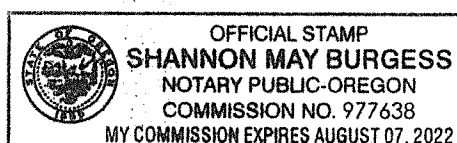
THE GEERTSEN LIVING TRUST

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 24th, 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