



2019-008245

Klamath County, Oregon

07/22/2019 02:47:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR R

After recording return to:

Warren S Wiley and Sharon J Wiley

937 Loma Linda Rd

Klamath Falls, OR 97603

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

Warren S Wiley and Sharon J Wiley

937 Loma Linda Rd

Klamath Falls, OR 97603

File No. 308702AM

STATUTORY WARRANTY DEED

Robert B. Lee, Jr. and Pamela S. Lee, Trustees of the Robert B. Lee, Jr. and Pamela S. Lee Revocable Living Trust U/D/T August 29, 2011,

Grantor(s), hereby convey and warrant to

Warren S Wiley and Sharon J Wiley, 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 20 in Tract 1309, Crown Ridge Subdivision Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$522,500.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

8x

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 19 day of July 2019.

Robert B & Pamela S Lee Revocable Trust

By:

TRUSTEE
Robert B. Lee, trustee

By:

Pamela S Lee Trustee
Pamela S. Lee, trustee

State of Florida } ss.

County of Charlotte }

On this 19 day of July, 2019, before me, Marlene Spicher a Notary Public in and for said state, personally appeared Robert B. Lee, Jr. and Pamela S. Lee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Robert B. Lee, Jr. and Pamela S. Lee ~~Revocable~~ Living Trust U/D/T August 29, 2011, and acknowledged to me that he/she/they executed the same as Trustee. Revocable aw

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

Marlene Spicher

Notary Public for the State of Florida Marlene Spicher

Commission Expires: 6 September 2021

