



THIS SPACE RESERVED FOR

2019-008416

Klamath County, Oregon

07/25/2019 03:14:01 PM

Fee: \$87.00

After recording return to:

Neil Floyd Larkins and Jenifer Rose Larkins, Trustees
of the Neil Floyd Larkins and Jenifer Rose Larkins AB
Living Trust dated 1/13/2009

PO Box 12

Keno, OR 97627

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

Neil Floyd Larkins and Jenifer Rose Larkins, Trustees
of the Neil Floyd Larkins and Jenifer Rose Larkins AB
Living Trust dated 1/13/2009

PO Box 12

Keno, OR 97627

File No. 310138AM

STATUTORY WARRANTY DEED

Douglas S. Deford and Sally J. Deford, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

**Neil Floyd Larkins and Jenifer Rose Larkins, Trustees of the Neil Floyd Larkins and Jenifer Rose Larkins AB
Living Trust dated 1/13/2009,**

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:

**A tract of land situated in Lots 9 and 10, Block 96, BUENA VISTA ADDITION to the City of Klamath
Falls, more particularly described as follows:**

**Beginning at a point on the Northerly line of said Lot 9, from which the Northwest corner of said Lot 9
bears South 61 degrees 40' 00" West 63.62 feet; thence South 10° 51' 11" East 92.35 feet; thence South 35°
05' 11" East 24.71 feet; thence South 15° 42' 20" East 25.73 feet to a point on the Southerly line of said Lot
10 being North 80° 47' 00" East 66.90 feet from the Southwest corner of said Lot 9; thence North 80° 47'
00" East 37.87 feet, more or less, to the Southeast corner of said Lot 10; thence North 00° 03' 00" West
170.50 feet to the Northeast corner of said Lot 10; thence South 61° 40' 00" West 86.12 feet to the point of
beginning.**

The true and actual consideration for this conveyance is \$185,000.00.

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:

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

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 23RD day of July, 2019.

Douglas S. Deford
Douglas S. Deford

Sally J. Deford
Sally J. Deford

State of Oregon } ss
County of Multnomah }

On this 23 day of July, 2019, before me, Ron L. Brown, a Notary Public in and for said state, personally appeared Douglas S. Deford and Sally J. Deford, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ron L. Brown
Notary Public for the State of Oregon
Residing at: OR City OR 97045
Commission Expires: 05-12-23

