



2019-008833
Klamath County, Oregon
08/05/2019 12:26:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

After recording return to:

Rabbit Rock Properties LLC, an Oregon limited
Liability Company

175 Wightman St.

Ashland, OR 97520

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

Rabbit Rock Properties LLC, an Oregon limited
Liability Company

175 Wightman St.

Ashland, OR 97520

File No. 312959AM

STATUTORY WARRANTY DEED

**Robert A. Fletcher and Margo D. Sayers-Fletcher, Co-Trustees of the Fletcher and Sayers-Fletcher Family
Trust dated November 12, 2005,**

Grantor(s), hereby convey and warrant to

Rabbit Rock Properties LLC, an Oregon limited Liability Company,

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:

**The Southeasterly 60 feet of the Northeasterly 36 feet of Lot 8 and the Southeasterly 60 feet of Lots 9 and 10
in Block 16 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$130,000.00.

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

87 KMT

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 5th day of August, 2019.

The Fletcher and Sayers-Fletcher Family Trust dated November 12, 2005

By: Robert A. Fletcher
Robert A. Fletcher, Co-Trustee

By: Margo D. Sayers-Fletcher
Margo D. Sayers-Fletcher, Co-Trustee

State of Oregon } ss
County of Klamath }

On this 5th day of August, 2019, before me, Deborah Anne Sinnock a
Notary Public in and for said state, personally appeared Robert A. Fletcher and Margo D. Sayers-Fletcher, Co-Trustees of the
Fletcher and Sayers-Fletcher Family Trust, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 8-30-21

