



THIS SPACE RESERVED FOR

2019-009019

Klamath County, Oregon

08/09/2019 08:07:10 AM

Fee: \$87.00

After recording return to:

Erik A Chapin and Jeri A Chapin

1625 NW Kingston Ave

Bend, OR 97703

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

Erik A Chapin and Jeri A Chapin

1625 NW Kingston Ave

Bend, OR 97703

File No. 311827AM

STATUTORY WARRANTY DEED

Carl A. Welander and Jennifer R. Welander, as Co-Trustees of the Welander Revocable Trust U/T/A dated December 22, 2015,

Grantor(s), hereby convey and warrant to

Erik A Chapin and Jeri A Chapin, 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 13 in Block 2 of CRESCENT MEADOWS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2406-001BD-02200

The true and actual consideration for this conveyance is \$242,000.00.


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:

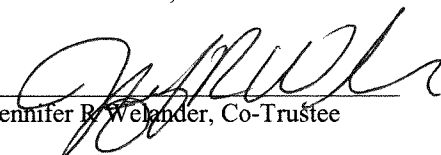
2019-2020 Real Property Taxes, a lien not yet due and payable



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 8th day of August, 2019.

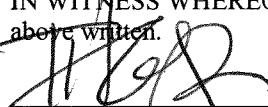

Carl A Welander, Co-Trustee


Jennifer R Welander, Co-Trustee

State of Oregon} ss.
County of Deschutes}

On this 8th day of August, 2019, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Carl A Welander and Jennifer R Welander known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-trustees of the Welander Revocable Trust, and acknowledged to me that he/she/they executed the same as Co-Trustee.

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


Notary Public for the State of Oregon »
Residing at: Bend, OR
Commission Expires: 5/9/21

