



THIS SPACE RESERVED FOR

2019-009395

Klamath County, Oregon

08/16/2019 02:32:01 PM

Fee: \$87.00

After recording return to:
Sabrina Skoog and Cole Chase
1011 Newcastle Ave
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Sabrina Skoog and Cole Chase
1011 Newcastle Ave
Klamath Falls, OR 97601
File No. 308528AM

STATUTORY WARRANTY DEED

Marcus Chamberlin, Successor Trustee of the Ruth E. Chamberlin Living Trust, dated June 13, 2017,

Grantor(s), hereby convey and warrant to

Sabrina Skoog and Cole Chase, as Tenants in Common,

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 4, Block 40, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING the Southwest 20 feet of said Lot conveyed to Klamath County for street purposes, by Deed recorded August 12, 1926 in Volume 72, page 229, Deed records of Klamath County, Oregon.

The Northerly 25 feet of Lot 5, Block 40, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING the Westerly 20 feet thereof heretofore deeded to the City of Klamath Falls, Oregon, by Deed recorded May 20, 1964 in Volume 353, page 130, Deed records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$255,000.00.

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 15 day of AUG., 2019.

Ruth Eleanor Chamberlin Living Trust, dated June 13, 2017

By: Marcus Chamberlin TRUSTEE
Marcus Chamberlin, Successor Trustee

State of Washington } ss.
County of CLATSOP }

On this 15th day of August, 2019, before me, Judy F. Ross a Notary Public in and for said state, personally appeared Marcus Chamberlin known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ruth E. Chamberlin Living Trust, dated June 13, 2017, and acknowledged to me that he/she/they executed the same as 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.

Judy F. Ross
Notary Public for the State of WA
Residing at: Camas, WA
Commission Expires: 6/26/2022

