



THIS SPACE RESERVED FOR

2019-009856

Klamath County, Oregon

08/28/2019 08:35:01 AM

Fee: \$87.00

After recording return to:

David Traynor

1314-B Center Dr #143

Medford, Or. 97501

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

David Traynor

1314-B Center Dr #143

Medford, Or. 97501

File No. 313075AM

STATUTORY WARRANTY DEED

Parcel 1: Larry A. Wolf and Sue W. Wolf, as Tenants by the Entirety

Parcel 2: Larry A. Wolf and Sue W. Wolf, Trustees of the Wolf Living Trust,

Grantor(s), hereby convey and warrant to

David Owen Traynor,

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:

Parcel 1:

Lot 10, Block 3, Tract 1060 - Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

Lot 11, Block 3, Tract 1060 - Sun Forest Estates, 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:

2310-036B0-08500

2310-036B0-08400

The true and actual consideration for this conveyance is \$47,000.00.

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 8-22 day of Aug., 2019.

Larry A. Wolf and Sue W. Wolf
and the Wolf Living Trust

Larry A. Wolf
Larry A. Wolf

Larry A. Wolf Trustee
Larry A. Wolf, Trustee

Sue W. Wolf
Sue W. Wolf

Sue W. Wolf Trustee
Sue W. Wolf, Trustee

State of Oregon } ss
County of Deschutes }

On this 27th day of Aug, 2019, before me, Jillian Nadene Pickle
a Notary Public in and for said state, personally appeared Larry A.

Wolf, individually and as Trustee of the Wolf Living Trust and Sue W. Wolf, individually and as Trustee of the Wolf Living 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.

Jillian Nadene Pickle
Notary Public for the State of Oregon
Residing at: Lahine Oregon
Commission Expires: Oct 16 2020

