



THIS SPACE RESERVED FOR

**2019-011528**

**Klamath County, Oregon**

**10/03/2019 02:02:39 PM**

**Fee: \$92.00**

After recording return to:

Suzanne L. Down

2130 Arthur St

Klamath Falls, OR 97603

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

Suzanne L. Down

2130 Arthur St

Klamath Falls, OR 97603

File No. 325477AM

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### STATUTORY WARRANTY DEED

**Suzanne L. Down, Trustee of the William A Down and Suzanne L Down Revocable Living Trust dated January 1, 2004**

Grantor(s), hereby convey and warrant to

**Suzanne L. Down**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$0.

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 3 day of October, 2019

William A. Down and Suzanne L. Down Revocable Living Trust dated  
January 1, 2004

Suzanne L. Down  
Suzanne L. Down, Trustee

State of Oregon} ss.  
County of Klamath}

On this 3 day of October, 2019, before me, Lisa D Legget-Weatherby Notary Public in and for said state, personally appeared Suzanne L. Down known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the William A. Down and Suzanne L. Down Revocable Living Trust Under Agreement dated January 1, 2004, 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.

Lisa D Legget-Weatherby  
Notary Public for the State of Oregon»  
Residing at: Klamath  
Commission Expires: 10/19/19



## EXHIBIT 'A'

File No. 325477AM

### PARCEL 1:

Lot 2 in Block 13 of HOT SPRINGS 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.

### PARCEL 2:

The Southerly 62 feet of Lot 16, Block 307, DARROW 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.

### PARCEL 3:

The Easterly 75 feet of Lots 1 and 2 in Block 26, HILLSIDE 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.