



THIS SPACE RESERVED FOR

2019-014928

Klamath County, Oregon

12/23/2019 03:08:01 PM

Fee: \$87.00

After recording return to:

Annette Van Riper and Greg Allen Van Riper

332 Front Street

Klamath Falls, OR 97601

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

Annette Van Riper and Greg Allen Van Riper

332 Front Street

Klamath Falls, OR 97601

File No. 325757AM

STATUTORY WARRANTY DEED

Bobbi Jo Birnel, Successor Trustee of the Mary Jo Ellis Revocable Living Trust, dated July 11, 2014,

Grantor(s), hereby convey and warrant to

UNO
Rene

Annette Van Riper and Greg Allen Van Riper, 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:

Parcel 2 of Land Partition 43-95, situated in Government Lot 1 (NW1/4 NE1/4), Section 7, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$58,000.00.

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:

BT

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 6th day of December, 2019.

Mary Jo Ellis Revocable Living Trust

Chf
Bobbie Jo Birnel, Claiming Successor Trustee
Bobbie Jo Birnel, Claiming Successor ~~Trustee~~

State of ~~Oregon~~ Washington *Wkg*
County of King

On this 6th day of December, 2019, before me, Kimberly Kay Griffin a Notary Public in and for said state, personally appeared Bobbi Jo Birnel, Successor Trustee of the Mary Jo Ellis Revocable Living Trust dated July 11, 2014, 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.

Kimberly Kay Griffin
Notary Public for the State of ~~Oregon~~ WA *Wkg*
Residing at: ~~Klamath Falls OR~~ Des Moines, WA *Wkg*
Commission Expires: 3/25/2022

