

RECORDING REQUESTED BY:

300 Klamath Ave
Klamath Falls, OR 97601

GRANTOR'S NAME:

Paul E. Rasmussen and Patricia H. Rasmussen, Trustees of the
Rasmussen Revocable Living Trust

GRANTEE'S NAME:

Sally L. Farrow

AFTER RECORDING RETURN TO:

Order No.: 470320065415-RW

Sally L. Farrow
1802 Kimberly Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Sally L. Farrow
1802 Kimberly Drive
Klamath Falls, OR 97603

APN: 503681
Map: 3909-001AB-01200
1802 Kimberly Drive, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Paul E. Rasmussen and Patricia H. Rasmussen, Trustees of the Rasmussen Revocable Living Trust, Grantor, conveys and warrants to Sally L. Farrow, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

The Northerly 30 feet of Lot 6 and the Southerly 30 feet of Lot 5 in Block12, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$230,000.00). (See ORS 93.030).

Subject to:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/27/2020

Rasmussen Revocable Living Trust

BY: Paul E. Rasmussen, Trustee
Paul E. Rasmussen, Trustee

BY: Patricia H. Rasmussen, Trustee
Patricia H. Rasmussen, Trustee

State of Oregon
County of Clatsop

This instrument was acknowledged before me on 1/27/2020 by Paul E. Rasmussen and Patricia H. Rasmussen, as Trustee of the Rasmussen Revocable Living Trust.

[Signature]
Notary Public, State of Oregon

My Commission Expires: 1/21/2022

