

MIKE SPENCER
Returned at Counter

Jerald N. Decker and Jean E. Decker

Grantor

Gerald N. Decker and Jean E. Decker, Trustees
1949 Sterling Glen Ct.
Sun City Center, FL 33573

Grantee

After recording return to:
Grantee

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

2020-002273

Klamath County, Oregon



00255061202000022730010013

02/25/2020 11:11:17 AM

Fee: \$82.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gerald N. Decker, aka Jerald N. Decker and Jean E. Decker, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gerald N. Decker and Jean E. Decker, Trustees of the Gerald N. Decker and Jean E. Decker Revocable Trust Agreement UTD 04/10/07 FBA Same hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 23 and 24, Block 5, First Addition to SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this 21st day of February, 2020.

Gerald N. Decker
Gerald N. Decker

Jean E. Decker
Jean E. Decker

STATE OF FLORIDA, County of Hillsborough

Personally appeared the above named Gerald N. Decker and Jean E. Decker and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me: M. Starks
Notary Public for Florida

Monica Starks
Notary Public
State of Florida

My Commission Expires 08/15/2023
Commission No. GG 366259