



THIS SPACE RESERVED FOR

2020-002482

Klamath County, Oregon

02/28/2020 01:11:06 PM

Fee: \$87.00

After recording return to:

Brian M. Monson and Melissa R. Monson

17201 Highway 66

Keno, OR 97627

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

Brian M. Monson and Melissa R. Monson

17201 Highway 66

Keno, OR 97627

File No. 340366AM

STATUTORY WARRANTY DEED

Earl E. Kessler and Donna M. Kessler, Trustees of the Kessler Family Living Trust dated February 24, 2015,

Grantor(s), hereby convey and warrant to

Brian M. Monson and Melissa R. Monson, 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:

The West 330 feet of Government Lot 4, Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFORM that portion of the West 330 feet of Government Lot 4, Section 1, Township 4 South, Range 7 East of the Willamette Meridian, lying Southerly of the Klamath Falls Ashland Highway recorded in Volume 63 on page 486 Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$415,000.00.

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:

87

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 27th day of Feb, 2020.

Kessler Family Living Trust

By: Earl E. Kessler

Earl E. Kessler, Trustee

By: Donna M. Kessler

Donna M. Kessler, Trustee

State of Oregon} ss.
County of Klamath}

On this 27th day of February, 2020, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared **Earl E. Kessler and Donna M. Kessler** known or identified to me to be the person whose name is subscribed to the foregoing instrument as **Trustees of the Kessler Family Living Trust**, 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.

Deborah Anne Sinnock

Notary Public for the State of Oregon»

Residing at: Klamath

Commission Expires: 8-30-21

