



2020-003754

Klamath County, Oregon

03/30/2020 02:44:20 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Mathew J. Trotman and Kolene F. Trotman

PO BOX 36

Merrill, OR 97633

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

Mathew J. Trotman and Kolene F. Trotman

PO BOX 36

Merrill, OR 97633

File No. 349161AM

STATUTORY WARRANTY DEED

Robert Frank Louis Trotman, Successor Trustee under the Trotman Family Trust dated April 30, 2009, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Mathew J. Trotman and Kolene F. Trotman, 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:

Beginning at an iron pin which lies West 1320 feet and North 0°25' West 620 feet and West 171.75 feet from the Southeast corner of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing West 115.75 feet to an iron pin; thence South 0°25' East 117.5 feet to an iron pin; thence East 115.75 feet to an iron pin; thence North 0°25' West a distance of 117.5 feet, more or less to the point of beginning, in Tract 37, Merrill Tracts in Section 2, Township 41 South, Ranch 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$239,000.00.

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:

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 MARCH 2020.

Trotman Family Trust dated April 30, 2009, and any amendments thereto

By: Robert Frank Louis Trotman
Robert Frank Louis Trotman, Successor Trustee

State of OREGON } ss.
County of MULTNOMAH }

On this 27th day of March, 2020, before me, a Notary Public in and for said state, personally appeared Robert Frank Louis Trotman, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustee of the Trotman Family Trust dated April 30, 2009, and any amendments thereto, and acknowledged to me that he/she/they executed the same as Successor 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.

Richard A. Arnold
Notary Public for the State of OREGON
Residing at: Portland, OR
Commission Expires: 12/20/21

