



**2020-005945**

**Klamath County, Oregon**

**05/12/2020 02:13:53 PM**

**Fee: \$92.00**

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Trebor Madron and Sheena Madron

PO Box 1273

Klamath Falls, OR 97601

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

Trebor Madron and Sheena Madron

PO Box 1273

Klamath Falls, OR 97601

File No. 362298AM

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### STATUTORY WARRANTY DEED

**Lisa Van Rossum, Successor Trustee of the Russell Revocable Living Trust of 8886 Teal Dr. Bonanza Oregon 97623,**

Grantor(s), hereby convey and warrant to

**Trebor Madron and Sheena Madron, 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:

**Lots 3 and 4, Block 37, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO.2, in the County of Klamath, State of Oregon.**

The true and actual consideration for this conveyance is \$158,000.00.

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 21 day of April, 2020.

The Russell Revocable Living Trust of 8886 Teal Dr. Bonanza Oregon 97623

By: Lisa Van Rossum, Successor Trustee  
Lisa Van Rossum, Successor Trustee

State of California} ss.  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of April, 2020, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Lisa Van Rossum known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Russell Revocable Living Trust, 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.

SEE ATTACHED

Notary Public for the State of California»

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGEMENT**

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of MERCED

On 4/21/2020 before me, Rocio Torres, Notary Public, personally  
appeared LISA VAN ROSSUM

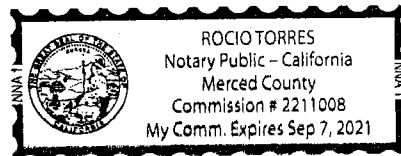
\_\_\_\_\_ who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~  
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the  
same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Rocio Torres



**OPTIONAL INFORMATION**

DESCRIPTION OF THE ATTACHED DOCUMENT

STATUTORY WARRANTY DEED  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

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