



THIS SPACE RESERVED FOR

2020-007184

Klamath County, Oregon

06/11/2020 11:08:55 AM

Fee: \$87.00

After recording return to:

Steve Propst and Marlene Propst

1175 Morse Ln SW

Albany, OR 97321

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

Steve Propst and Marlene Propst

1175 Morse Ln SW

Albany, OR 97321

File No. 377101AM

STATUTORY WARRANTY DEED

James E. Adams and Maria J. Adams, Trustees of the Adams Family Trust U/D/T October 28, 1999,

Grantor(s), hereby convey and warrant to

Steve Propst and Marlene Propst, 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:

Lot 43 in Block 3 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2407-007A0-04500

The true and actual consideration for this conveyance is \$45,000.00.

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:

Return to:



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 8th day of June, 2020.

Adams Family Trust U/D/T October 28, 1999

James E. Adams, trustee
James E Adams, trustee

Maria J Adams, trustee
Maria J Adams, trustee

State of California } ss.
County of SANTA BARBARA

On this 8th day of June, 2020, before me, Ann L. Dewey a Notary Public in and for said state, personally appeared James E Adams and Maria J Adams known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Adams Family 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.

Ann L. Dewey
Notary Public for the State of California
Residing at: 126 E. Carrillo St. Santa Barbara,
Commission Expires: CA 93101

