



THIS SPACE RESERVED FOR

2020-007783

Klamath County, Oregon

06/26/2020 09:17:42 AM

Fee: \$87.00

After recording return to:

Bradley D Green and Robin Green

85820 Parkway Rd

Pleasant Hill, OR 97455

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

Bradley D Green and Robin Green

85820 Parkway Rd

Pleasant Hill, OR 97455

File No. 373186AM

STATUTORY WARRANTY DEED

Philip DuBois and Sharon DuBois, Trustees of the Dirk Jacobson DuBois Testamentary Trust dated April 1, 2005,

Grantor(s), hereby convey and warrant to

Bradley D Green and Robin Green, 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 19 in Block 4 of TRACT NO. 1042 TWO RIVERS NORTH, 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:

2507-036C0-04100

The true and actual consideration for this conveyance is \$55,000.00.

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.

Dirk Jacobson DuBois Testamentary Trust dated April 1, 2005

By: Philip DuBois Date: 6-24-20
Philip DuBois, Trustee

By: Sharon DuBois Date: 6-24-20
Sharon DuBois, Trustee

State of Oregon} ss.
County of Lane }

On this 24th day of June, 2020, before me, a Notary Public in and for said state, personally appeared Philip DuBois and Sharon DuBois known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Dirk Jacobson DuBois Testamentary Trust dated April 1, 2005, and acknowledged to me that he/she/they executed the same as Trustee. *Sharon

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deena L Wolfe
Notary Public for the State of Oregon»
Residing at: Veneta, Oregon
Commission Expires: January 26, 2021

