



THIS SPACE RESERVED FOR

2020-007945

Klamath County, Oregon

06/29/2020 03:07:36 PM

Fee: \$87.00

After recording return to:

Geoffrey L. Fry and Shawna Fry

1535 Homedale Rd.

Klamath Falls, OR 97603

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

Geoffrey L. Fry and Shawna Fry

1535 Homedale Rd.

Klamath Falls, OR 97603

File No. 372720AM

STATUTORY WARRANTY DEED

Successor Trustee of the John James Keiffer Living Trust,

Grantor(s), hereby convey and warrant to

Geoffrey L. Fry and Shawna Fry, 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:

A portion of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Lot 65, which point is located 395 feet North of the Southeast corner of said Lot 65; thence running West 331 feet to the West line of said Lot 65; thence running North along the West line of said Lot 65 a distance of 65.75 feet; thence running East 331 feet to the East line of Lot 65; thence running South along the East line of said Lot 65 a distance of 65.75 feet, to the place of beginning.

EXCEPTING THEREFROM that portion lying within Homedale Road taken by instrument recorded November 29, 1963 in Deed Volume 349, page 511, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$200,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 25 day of June, 2020

John James Keiffer Living Trust

By: Janice Keiffer
Janice Keiffer, Successor Trustee

By: Terry Keiffer
Terry Keiffer, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 26 day of June, 2020, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Janice Keiffer and *, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Heather Sciurba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

* Terry Keiffer
Successor Trustee of the
John James Keiffer Living
Trust

