



2020-009297

Klamath County, Oregon

07/29/2020 03:34:04 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Carol L. Kaber, Trustee of the Kieth F. Kaber and
Carol L. Kaber Joint Revocable Living Trust

9205 St. Andrews Cir

Klamath Falls, OR 97603

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

Carol L. Kaber, Trustee of the Kieth F. Kaber and
Carol L. Kaber Joint Revocable Living Trust

9205 St. Andrews Cir

Klamath Falls, OR 97603

File No. 380745AM

STATUTORY WARRANTY DEED

Robert F. Peterson, Successor Trustee of the Donald D. DeFrain and Donna M. DeFrain 1975 Trust,

Grantor(s), hereby convey and warrant to

**Carol L. Kaber, Trustee of the Kieth F. Kaber and Carol L. Kaber Joint Revocable Living Trust, U/T/A dated
June 10, 2009,**

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:

**Unit No. A of Building No. 10 Stage V Plat of Tract 1271-Shield Crest Condominiums, Lot 11 and a portion
of Lot 10, Block 4 of 1257, a resubdivision of a portion of the First Addition to Shield Crest, as shown on the
plat thereof filed on June 30, 1998 of the records of plats of the Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$295,000.00.

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"

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 28th day of July, 2020

The Donald D. DeFrain and Donna M. DeFrain 1975 Trust

By: Robert F. Peterson
Robert F. Peterson, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 28 day of July, 2020, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Robert F. Peterson, Successor Trustee of the Donald D. DeFrain and Donna M. DeFrain 1975 Trust, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

