



THIS SPACE RESERVED FOR F

2020-011632

Klamath County, Oregon

09/14/2020 11:28:00 AM

Fee: \$87.00

After recording return to:

The Werner Family Trust, dated April 27, 1998

85967 Edenvale Rd

Pleasant Hill, OR 97455

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

Werner Family Trust, dated April 27, 1998

85967 Edenvale Rd

Pleasant Hill, OR 97455

File No. 397317AM

STATUTORY WARRANTY DEED

Jo Ann Rienks, Trustee of the Jack D. and Jo Ann Rienks Family Trust dated October 10, 2001,

Grantor(s), hereby convey and warrant to

Byron J. Werner, Trustee and Donna J. Werner, Trustee of The Werner Family Trust, dated April 27, 1998,

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 93, TRACT 1318 - GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

2409-019AD-00400

The true and actual consideration for this conveyance is \$155,000.00.

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"

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 12 day of September, 2020.

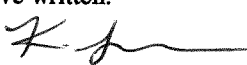
Jack D. and Jo Ann Rienks Family Trust dated October 10, 2001


Jo Ann Rienks, Trustee

State of Oregon } ss.
County of Deschutes }

On this 12 day of September, 2020, before me, Kaitlyn Foster a Notary Public in and for said state, personally appeared Jo Ann Rienks known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Jack D and Jo Ann Rienks 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.


Notary Public for the State of Oregon »
Residing at: Deschutes County
Commission Expires: 5-16-2022

