



2020-012652

Klamath County, Oregon

10/02/2020 12:02:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Tony Esperanca and Joy Esperanca

317 S 7th St., Box 1107

Klamath Falls, OR 97601

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

Tony Esperanca and Joy Esperanca

317 S 7th St., Box 1107

Klamath Falls, OR 97601

File No. 406164AM

STATUTORY WARRANTY DEED

Susan A. Burger, Successor Trustee of the Maben Revocable Living Trust, executed under agreement dated February 2, 2009,

Grantor(s), hereby convey and warrant to

Tony Esperanca and Joy Esperanca and Cynthia Joy Esperanca and John Carter Esperanca, Not as Tenants in Common, but with Rights of Survivorship

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:

That portion of the E1/2 of the SE1/4 of Section 4, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the C-4-H Lateral.

The true and actual consideration for this conveyance is \$358,000.00.

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 30th day of Sept 2020.

The Maben Revocable Living Trust

By: Susan A. Burger
Susan A. Burger, Successor Trustee

State of OR } ss
County of KLAMATH }

On this 30th day of Sept, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Susan A. Burger, Successor Trustee of the Maben Revocable Living 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: KLAMATH CO.
Commission Expires: 8-30-21

