



THIS SPACE RESERVED FOR

2020-015640

Klamath County, Oregon

12/01/2020 01:49:01 PM

Fee: \$87.00

After recording return to:

Werner Family Trust

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

85967 Edenvale Rd

Pleasant Hill, OR 97455

File No. 419655AM

STATUTORY WARRANTY DEED

Larry L. Roseberry and Carolyn S. Roseberry,

Grantor(s), hereby convey and warrant to

Byron J Werner, and Donna J Werner, Trustees of the Werner Family Trust,

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:

Lots 5 and 6, SAVING AND EXCEPTING the Northerly 150 feet of Lots 5 and 6 in Block 7 of RIVER WEST, 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:

2408-025D0-04700

2408-025D0-05000

The true and actual consideration for this conveyance is OTHER VALUABLE CONSIDERATION.

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.

Dated this 30 day of NOV., 2020.

Larry L. Roseberry
Larry L Roseberry

Carolyn S. Roseberry
Carolyn S Roseberry

State of Oregon } ss
County of Deschutes }

On this 30 day of November, 2020, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Larry L. Roseberry and Carolyn S. Roseberry, 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.

Jillian Nadene Pickle
Notary Public for the State of Oregon
Residing at: Lake Oregon
Commission Expires: Sept. 23 2024

