



THIS SPACE RESERVED FOR

**2021-003397**

**Klamath County, Oregon**

**03/05/2021 03:01:01 PM**

**Fee: \$92.00**

After recording return to:

Marty L Hopkins and Valerie Hopkins

44 NW 6th St

Ontario, OR 97914

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

Marty L Hopkins and Valerie Hopkins

44 NW 6th St

Ontario, OR 97914

File No. 433171AM

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### STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

**Marty L Hopkins and Valerie Hopkins, 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:

**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 \$189,000.00.

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:

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 26 day of Feb, 2021

Werner Family Trust

Byron J Werner TTE  
Byron J Werner, Trustee

Donna J Werner TTE  
Donna J Werner, Trustee

State of Oregon} ss.

County of Lane}

On this 26 day of February, 2021, before me, Sarah S Green a Notary Public in and for said state, personally appeared Byron J Werner and Donna J Werner known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Werner 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.

Sarah S Green  
Notary Public for the State of Oregon»

Residing at: \_\_\_\_\_

Commission Expires: July 13, 2021

State of OREGON  
County of LANE

} ss.  
}

On this 26th day of February, 2021, before me, Sarah S. Green, a  
Notary Public in and for said state, personally appeared Byron J Werner and Donna J  
Werner known or identified to me to be the person whose name is subscribed to the  
foregoing instrument as trustee of the Werner Family Trust, and acknowledged to me  
that 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.

Sarah S. Green  
Notary Public for the State of Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: July 13, 2021

