



THIS SPACE RESERVED FOR

2021-003789

Klamath County, Oregon

03/15/2021 10:26:01 AM

Fee: \$87.00

After recording return to:

William Bly and Janae Bly

5503 Upland Dr.

Klamath Falls, OR 97603

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

William Bly and Janae Bly

5503 Upland Dr.

Klamath Falls, OR 97603

File No. 443792AM

STATUTORY WARRANTY DEED

Randy Roberts and Rosanna Roberts, as Trustees of the Roberts Revocable Living Trust under agreement dated July 2, 2010 and first amended on May 28, 2014,

Grantor(s), hereby convey and warrant to

William Bly and Janae Bly, husband and wife,

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 13, Block 9, Tract No. 1270, FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$325,500.00.

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:

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 9th day of March, 2021.

Roberts Revocable Living Trust

By: Randy Roberts
Randy Roberts, Trustee

By: Rosanna Roberts
Rosanna Roberts, Trustee

State of Oregon} ss.
County of Klamath}

On this 9th day of March, 2021, before me, Donna Rose Lindsey, a Notary Public in and for said state, personally appeared Randy Roberts and Rosanna Roberts known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Roberts Revocable Living 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.

Donna Rose Lindsey
Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: 10/13/2023

