



**2021-011573**

**Klamath County, Oregon**

07/28/2021 11:33:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Wayne Bostock and Deborah Bostock

1491 Austin Rd

Roseburg, OR 97471

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

Wayne Bostock and Deborah Bostock

1491 Austin Rd

Roseburg, OR 97471

File No. 478361AM

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**STATUTORY WARRANTY DEED**

**Joan K. Stein,**

**Trustees of the Richard S. Stein and Joan K. Stein Family Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Wayne Bostock and Deborah Bostock, 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:

**N1/2 of the SW1/4 of the SE/14 of the NW1/4 of Section 16, Township 28 South, Range 8 East of the  
Willamette Meridian, Klamath County, Oregon.**

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

**2808-01600-02500**

The true and actual consideration for this conveyance is \$15,000.00.

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:

**2021-2022 Real Property Taxes, a lien not yet due and payable**



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 July, 2021

Richard S. Stein and Joan K. Stein Family Revocable Living Trust

By: Joan K. Stein  
Joan K. Stein, Trustee

State of Florida } ss.  
County of Pasco }

On this 26 day of July, 2021, before me, Brianna Stanford a Notary Public in and for said state, personally appeared Joan K. Stein known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Richard S. Stein and Joan K. Stein Family 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.

Brianna Stanford  
Notary Public for the State of Florida  
Residing at: 7810 Gail Blvd. Zephyrhills, FL 33541  
Commission Expires: 6/10/2025



Brianna Stanford  
Notary Public  
State of Florida  
Comm# HH140686  
Expires 6/10/2025