



2021-013460
Klamath County, Oregon
09/02/2021 02:41:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
Julie VanLeuven and Thomas VanLeuven
4631 Thompson Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Julie VanLeuven and Thomas VanLeuven
4631 Thompson Ave.
Klamath Falls, OR 97603
File No. 473106AM

STATUTORY WARRANTY DEED

Drucilla M. Griffin, Trustees or their Successors in Trust under the Griffin Family Living Trust, dated August 2, 2000,

Grantor(s), hereby convey and warrant to

Julie VanLeuven and Thomas VanLeuven, 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 29 and 30, Block 11, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is \$157,000.00.
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 24 day of Aug. 2021.

Griffin Family Living Trust

By: Drucilla M. Griffin
Drucilla M. Griffin, Trustee

State of Oregon} ss.
County of Jackson}

On this 24 day of August, 2021, before me, Rhonda J. Young, a Notary Public in and for said state, personally appeared Drucilla M. Griffin known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Griffin Family 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.

Rhonda J. Young
Notary Public for the State of Oregon

Residing at: Medford

Commission Expires: 12-26-22

