



2021-013940
Klamath County, Oregon
09/14/2021 01:52:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Shannon M. Kerley and George E. Kerley II

19154 John Born Rd.

Penn Valley, CA 95946

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

Shannon M. Kerley and George E. Kerley II

19154 John Born Rd.

Penn Valley, CA 95946

File No. 486432AM

STATUTORY WARRANTY DEED

Robert L. Evans, Trustee of the Bob and Jeannette Evans Family Trust, UDA April 15, 2002,

Grantor(s), hereby convey and warrant to

Shannon M. Kerley and George E. Kerley II, wife and husband,

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 1, 2, 7 and 8 in Block 1, HOYTS ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated alley as vacated by County Commissioners Order 92-268, recorded June 5, 1992 in Volume M92, Page 12271, and that portion of vacated Taylor Street vacated by Order 2003-105, recorded May 21, 2003 in Volume M03, page 34307, as inured thereto.

The true and actual consideration for this conveyance is \$215,000.00.

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

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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 9 day of September, 2021.

Bob and Jeannette Evans Family Trust

By: Robert L Evans
Robert L. Evans, Trustee

State of Oregon } ss.
County of Klamath }

On this 9 day of September, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Robert L. Evans known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bob and Jeannette Evans 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.

JB
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

