



2021-014441
Klamath County, Oregon
09/22/2021 11:58:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Fred A. Herrmann and Dixie L. Herrmann, Co-Trustees
of the Fred and Dixie Herrmann Living Trust
2400 Heritage Way
Medford, OR 97504

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

Fred A. Herrmann and Dixie L. Herrmann, Co-Trustees
of the Fred and Dixie Herrmann Living Trust
2400 Heritage Way
Medford, OR 97504
File No. 490035AM

STATUTORY WARRANTY DEED

David Drew and Beth Drew, Trustees of the David and Beth Drew 2012 Revocable Trust,

Grantor(s), hereby convey and warrant to

Fred A. Herrmann and Dixie L. Herrmann, Co-Trustees of the Fred and Dixie Herrmann Living Trust,

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:

Parcel 1:

**Lots 6 and 7 in Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, 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 Oregon Avenue adjoining the Northerly side of said lots.**

Parcel 2:

**Lots 8 and 9 in Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, 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 Oregon Avenue adjoining the Northerly side of said lots.**

The true and actual consideration for this conveyance is \$1,075,000.00.

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 20th day of Sep, 2021.

David and Beth Drew 2012 Revocable Trust

By: David Drew, Trustee
David Drew, Trustee

By: Beth Drew, Trustee
Beth Drew, Trustee

State of Oregon} ss.
County of Klamath}

On this 20th day of September, 2021, before me, Marjorie Anne Stuart Notary Public in and for said state, personally appeared David Drew and Beth Drew known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The David and Beth Drew 2012 Revocable 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 5/18/25

