



2021-018278

Klamath County, Oregon

12/09/2021 12:08:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Terry R. Etters and Mardi J. Etters

P.O. Box 954

Klamath Falls, OR 97601

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

Terry R. Etters and Mardi J. Etters

P.O. Box 954

Klamath Falls, OR 97601

File No. 505290AM

### STATUTORY WARRANTY DEED

**Randall Paul Bancroft and Belinda Vertin Bancroft, Trustees, or their Successors in Trust, Under the Bancroft Living Trust Dated October 13, 2020, and any Amendments thereto,**

Grantor(s), hereby convey and warrant to

**Terry R. Etters and Mardi J. Etters, 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:

**Beginning at the most Easterly corner of Lot 6 in Block 50 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly at right angles to Manzanita Street 100 feet; thence Southwesterly parallel to Manzanita Street 50 feet; thence Southeasterly at right angles to Manzanita Street 100 feet; thence Northeasterly along the Northwesterly line of Manzanita Street 50 feet to the place of beginning, being a portion of Lots 5 and 6 in Block 50 of HOT SPRINGS ADDITION.**

The true and actual consideration for this conveyance is \$200,000.00.

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:

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 6th day of Dec 2021.

The Bancroft Living Trust

By: Randall Paul Bancroft  
Randall Paul Bancroft, Trustee

By: Belinda Vertin Bancroft  
Belinda Vertin Bancroft, Trustee

State of OR } ss  
County of Klamath }

On this 6th day of Dec, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Randall Paul Bancroft and Belinda Vertin Bancroft, Trustees of the Bancroft Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath  
Commission Expires: 7-29-25

