



2022-001617

Klamath County, Oregon

02/08/2022 11:31:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert Seater and Shannon Seater

1240 McClellan Dr.

Klamath Falls, OR 97603

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

Robert Seater and Shannon Seater

1240 McClellan Dr.

Klamath Falls, OR 97603

File No. 517016AM

STATUTORY WARRANTY DEED

**Frederick W. Fahner and Jessie P. Fahner,
Trustees of the 1996 Fahner Family Trust Revocable Living Trust Agreement,**

Grantor(s), hereby convey and warrant to

Robert Seater and Shannon Seater, 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:

Parcels 1, 2, and 3 of Land Partition 1-06, replat of Lot 1 of Tract 1274 - Juniper Ridge, situated in the NE1/4 SW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, 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 \$94,000.00.

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 7 day of Feb, 2022

Fahner Family Trust Revocable Living Trust

By: [Signature]
Frederick W. Fahner, Trustee

By: [Signature]
Jessie P. Fahner, Trustee

State of ~~Oregon~~ ^{ARIZONA} ss ^{NAH}
County of ~~Klamath~~ ^{Maricopa}

On this 7 day of February, 2022, before me, Necia A. Heath a Notary Public in and for said state, personally appeared Frederick W. Fahner and Jessie P. Fahner, Trustees of ~~the~~ ^{the} 1996 Fahner Family Trust Revocable Living Trust Agreement, 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.

Necia A. Heath
Notary Public for the State of ~~Oregon~~ ^{ARIZONA} ^{NAH}
Residing at: ~~Klamath Falls OR~~ ^{Maricopa County, ARIZONA} ^{NAH}
Commission Expires: 3-17-2024

