



THIS SPACE RESERVED FOR

2022-004823
Klamath County, Oregon
04/15/2022 09:55:01 AM
Fee: \$87.00

After recording return to:

David W. Brockett

1869 NE Todd St

Roseburg, OR 97470

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

David W. Brockett

1869 NE Todd St

Roseburg, OR 97470

File No. 534292AM

STATUTORY WARRANTY DEED

Christopher Paul Murphy and Teresa M. Murphy, Trustees of the Christopher Paul Murphy and Teresa M. Murphy Family Revocable Living Trust dated August 16, 2004,

Grantor(s), hereby convey and warrant to

David W. Brockett,

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:

Lot 2, Block 2, Tract 1201, Williamson River Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$139,000.00.

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 11th day of April, 2022

The Christopher Paul Murphy and Teresa M. Murphy Family Revocable Trust

By [Signature] Trustee
Christopher Paul Murphy, Trustee

By [Signature] Trustee
Teresa M. Murphy, Trustee

State of Nevada } ss.
County of Lyon }

On this 11 day of April, 2022, before me, Jennifer Bommarito, a Notary Public in and for said state, personally appeared **Christopher Paul Murphy and Teresa M. Murphy** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Christopher Paul Murphy and Teresa M. Murphy, Trustees of the Christopher Paul Murphy and Teresa M. Murphy Family Revocable Living trust dated August 16, 2004, 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.

[Signature]
Notary Public for the State of Nevada
Residing at: Lyon County
Commission Expires: 11/12/2022
Jennifer Bommarito

