



THIS SPACE RESERVED FOR

2022-005140
Klamath County, Oregon
04/22/2022 01:20:01 PM
Fee: \$87.00

After recording return to:

Gregory Williams and Karen Williams

1700 Fairmount St.

Klamath Falls, OR 97601

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

Gregory Williams and Karen Williams

1700 Fairmount St.

Klamath Falls, OR 97601

File No. 534749AM

STATUTORY WARRANTY DEED

Teresa Rose Roeder Moore, Successor Trustee of the Nancy Rosita Roeder Revocable Living Trust under agreement dated November 10, 2011, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed

Grantor(s), hereby convey and warrant to

Gregory Williams and Karen Williams, 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:

Lots 1 through 5 both inclusive, Block 34, MOUNTAIN VIEW ADDITION, to the City of Klamath Falls, 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 \$10,000.00.

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 21 day of April, 2022.

Nancy Rosita Roeder Revocable Living Trust

By: Teresa Rose Roeder Moore, Trustee ^{Successor}
Teresa Rose Roeder Moore, Successor Trustee

State of Washington } ss.
County of King }

On this 21 day of April, 2022, before me, Michael C. Finley, a Notary Public in and for said state, personally appeared Teresa Rose Roeder Moore known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the ~~Nancy R. Roeder as Trustee of the~~ Nancy Rosita Roeder Revocable Living Trust under Agreement dated November 10, 2011, or to such Successor Trustee(s) of such trust(s) Created under such Instrument(s) as may hereafter be appointed, and acknowledged to me that he/she/they executed the same as Successor 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.

Michael C. Finley
Notary Public for the State of Washington
Residing at: Seattle
Commission Expires: 9-11-2024

