



2022-008240

Klamath County, Oregon

07/06/2022 11:38:07 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Larrysa M. Buxman and Christopher Molineaux

4837 Lorrayne Pl

Klamath Falls, OR 97603

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

Larrysa M. Buxman and Christopher Molineaux

4837 Lorrayne Pl

Klamath Falls, OR 97603

File No. 542399AM

STATUTORY WARRANTY DEED

Jennifer A. Keeler, as Trustee of The Jennifer A. Keeler Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Larrysa M. Buxman and Christopher Molineaux, with right of survivorship,

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:

The Easterly 465 feet of the E1/2 S1/2 S1/2 SW1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$545,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 1 day of July, 2022

The Jennifer A. Keeler Revocable Living Trust

By: Jennifer A. Keeler
Jennifer A. Keeler, Trustee

State of Oregon } ss.
County of Clatsop

On this 1 day of July, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Jennifer A. Keeler known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Jennifer A. Keeler Revocable Living 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Clatsop County
Commission Expires: 3/7/26

