



2023-000916  
Klamath County, Oregon  
02/09/2023 02:51:01 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert Douglas  
170 Del Fatti Lane  
Klamath Falls, OR 97603

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

Robert Douglas  
170 Del Fatti Lane  
Klamath Falls, OR 97603

File No. 573308AM

### STATUTORY WARRANTY DEED

**Stephen Richard Robnett and Jeanie Baggelaar, Co-Successor Trustees of the Robnett Living Trust,**

Grantor(s), hereby convey and warrant to

**Robert Douglas,**

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:

**A parcel of land situate in the NE1/4 NW1/4 of Section 31, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the centerline of an existing County Road from which the Northwest corner of Section 31, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 42' 30" West a distance of 2086.4 feet distant; thence South 0° 17' 30" East 30.0 feet to a point in the Southerly right of way line of said County Road, being the true point of beginning of this description; thence North 89° 42' 30" East along said Southerly right of way line 500.0 feet to a point; thence South 0° 17' 30" East 871.2 feet to a point; thence South 89 degrees 42' 30" West 500.0 feet to a point; thence North 0° 17' 30" West 871.2 feet to the true point of beginning.**

The true and actual consideration for this conveyance is \$484,000.00.

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:

**Signed in Counterpart**

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 30 day of January, 2023.

Robnett Living Trust

By:

Stephen Richard Robnett  
Stephen Richard Robnett, Co-Successor Trustee

By:

Jeanie Baggelaar, Co-Successor Trustee  
Jeanie Baggelaar, Co-Successor Trustee

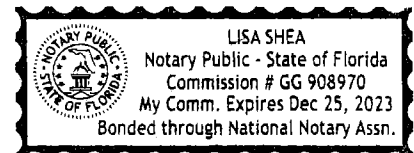
State of Florida, ss.  
County of Lake

**Acknowledged by**  
**Physical Presence**

On this 30 day of January, 2023, before me, Lisa Shea a Notary Public in and for said state, personally appeared Jeanie Baggelaar, Co-Successor Trustee known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Successor trustee of the The Robnett Living Trust dated April 3, 1998, 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.

Lisa Shea  
Notary Public for the State of Florida  
Residing at: 868 Grand Highway, On Apopka, FL 32712  
Commission Expires: 12.25.2023



State of Oregon } ss  
County of Klamath }

On this 31 day of January, 2023, before me,  
Twila Jean Pellegrino, a Notary Public in and for said state, personally  
appeared Stephen Richard Robnett, 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.



Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath county, Oregon  
Commission Expires: 10-27-2026