

2023-002985

Klamath County, Oregon

04/21/2023 08:42:01 AM

Fee: \$92.00



After recording return to:  
Aaron David Jepson  
1136 Wabash Street Unit 12  
Fort Collins, CO 80526

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Aaron David Jepson  
1136 Wabash Street Unit 12  
Fort Collins, CO 80526

File No.: 7091-4051575 (TM)  
Date: April 03, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Robert G. Norton and Betty J. Norton, Co-Trustees of the Norton Family 2017 Revocable Trust, under agreement dated December 5, 2017, by Robert G. Norton and Betty J. Norton, as settlors, Grantor, conveys and warrants to Aaron David Jepson, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 19, BLOCK 7 OF KLAMATH COUNTRY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$19,000.00**. (Here comply with requirements of ORS 93.030)


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 12 day of April, 2023.

The Norton Family 2017 Revocable Trust under  
trust agreement dated December 5, 2017



Robert G. Norton, Co-Trustee



Betty J. Norton, Co-Trustee

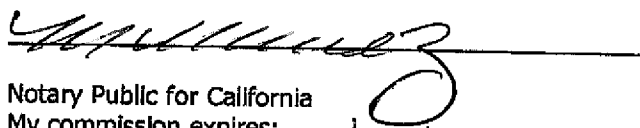
APN: 255342

Statutory Warranty Deed  
- continued

File No.: 7091-4051575 (TM)

STATE OF California )  
County of Stanislaus ) ss.  
)

This Instrument was acknowledged before me on this 12 day of April, 2023  
by Robert G. Norton and Betty J. Norton as Co-Trustees of the Norton Family 2017 Revocable Trust  
under trust agreement dated December 5, 2017, on behalf of the trust.

  
Notary Public for California  
My commission expires: 12/19/2024

