



2023-011029
Klamath County, Oregon
12/28/2023 09:24:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark Anthony Epperson and Deborah Ann Epperson,
Trustees of the Mark Anthony Epperson and Deborah
Ann Epperson AB Living Trust under trust instrument
dated 11/19/2008

3715 Schooler Ct

Klamath Falls, OR 97603

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

Mark Anthony Epperson and Deborah Ann Epperson,
Trustees of the Mark Anthony Epperson and Deborah
Ann Epperson AB Living Trust under trust instrument
dated 11/19/2008

3715 Schooler Ct

Klamath Falls, OR 97603

File No. 616691AM

STATUTORY WARRANTY DEED

Donald Golden and Shelly Golden, not as tenants in common but with rights of survivorship,

Grantor(s), hereby convey and warrant to

Mark Anthony Epperson and Deborah Ann Epperson, Trustees of the Mark Anthony Epperson and Deborah Ann Epperson AB Living Trust under trust instrument dated 11/19/2008,

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:

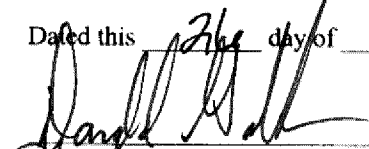
Lot 5 in Block 1 of TRACT 1135, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

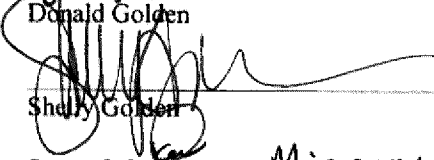
The true and actual consideration for this conveyance is \$596,000.00.

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 24 day of December, 2023

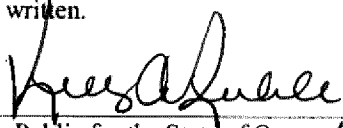

Donald Golden


Shelly Golden

State of ~~Oregon~~ ss
County of ~~Klamath~~

Missouri
Christian

On this 24 day of December, 2023, before me, Kelly Ruble a Notary Public in and for said state, personally appeared Donald Golden and Shelly Golden, 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.


Notary Public for the State of ~~Oregon~~ Kan Missouri
Residing at: ~~Klamath County, Oregon~~ Greene County, Missouri
Commission Expires:

March 27, 2024

