



2024-003852
Klamath County, Oregon
05/16/2024 09:34:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sierra Brusven Gallup

7812 Scenic View Drive

Klamath Falls, OR 97603

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

Sierra Brusven Gallup

7812 Scenic View Drive

Klamath Falls, OR 97603

File No. 631020AM

STATUTORY WARRANTY DEED

Ronald D. Brusven and Donna M. Brusven, Trustees of the Brusven Living Trust dated December 22, 1993 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Sierra Brusven Gallup,

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 13, Tract 1533 Hidden Valley, Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3910-006CC-07300-000 898756

The true and actual consideration for this conveyance is \$300,000.00.

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:

Return To: 

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 15 day of May 2024.

the Brusven Living Trust dated December 22, 1993 and any amendments thereto

By: Ronald D. Brusven
Ronald D. Brusven, Trustee

By: Donna M. Brusven
Donna M. Brusven, Trustee

State of Oregon} ss.
County of Jefferson}

On this 15th day of May, 2024, before me, Chelsea Lynn Nennig a Notary Public in and for said state, personally appeared Ronald D. Brusven and Donna M. Brusven known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Brusven Living Trust dated December 22, 1993 and any amendments thereto, 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.

Chelsea Lynn Nennig
Notary Public for the State of Oregon»
Residing at: Creek
Commission Expires: 10/09/2027

