



THIS SPACE RESERVED FOR RECORDER'S USE

2025-010580

Klamath County, Oregon

11/26/2025 12:48:02 PM

Fee: \$92.00

After recording return to:

Todd D. Trapp

33001 S. Wright Rd.

Molalla, OR 97038

Until a change is requested all tax statements shall be

sent to the following address:

Todd D. Trapp

33001 S. Wright Rd.

Molalla, OR 97038

File No. 1041803

STATUTORY WARRANTY DEED

Victor L. Alexander and Andrea Lee Alexander, Trustees of the Victor L. Alexander and Andrea Lee Alexander Revocable Living Trust dated December 26, 1995, Grantor(s), hereby convey and warrant to

Todd D. Trapp,

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 Westerly 46 feet of Lot 1, Block 101, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

BEGINNING at the Northwestern corner of Lot 1 and running thence Northeasterly on the Southeasterly line of Roosevelt Street a distance of 16 feet; thence Southeasterly at right angles to said street to the Westerly line of University Street; thence Southerly on the Westerly line of said street to the most Southerly corner of Lot 1; thence Northwesterly to the point of beginning.

The true and actual consideration for this conveyance is \$70,000.00.

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:

Real property taxes due, if any, but not yet 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: 11/26/2025

Victor L. Alexander and Andrea Lee Alexander Revocable Living Trust dated December 26, 1995

By: *Victor L. Alexander*
Victor L. Alexander, Trustee

By: *Andrea Lee Alexander*
Andrea Lee Alexander, Trustee

State of Oregon} ss.
County of Klamath}

On this 26th day of November, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Victor L. Alexander and Andrea Lee Alexander known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Victor L. Alexander and Andrea Lee Alexander Revocable Living Trust Dated December 26, 1995 and acknowledged 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.

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: May 19, 2029

