

2016-005910

Klamath County, Oregon 06/06/2016 02:32:51 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording	ig return to:	
James Savill	e	
C/O Action	Realty, 2236 S. 6th St	
Klamath Fal	ls, OR 97601	
shall be sent to James Savill	-	
C/O Action	Realty, 2236 S. 6th St	
Klamath Fal	ls, OR 97601	
File No.	103092AM	

STATUTORY WARRANTY DEED

Richard Taro Shimomura, Trustee of the Richard Taro Shimomura Revocable Trust Agreement dated the 4th day of May, 1990

and

Thelma Tamae Shimomura, Trustee for the Thelma Tamae Shimomura Revocable Trust Agreement, dated the 4th day of May, 1990,

Grantor(s), hereby convey and warrant to

James Saville,

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 4, Block 15, MT. SCOTT MEADOWS SUBDIVISION, TRACT NO. 1077, 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 \$6,500.00.

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.

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 2nd day of June, 2016.			
The Richard Taro Shimomura Revocable Trust Agreement dated the 4th day of May, 1990			
By! Thelma Jamae Shemoni			
By: Thelma Tamae Shimomura, Trustee			
The Thelma Tamae Shimomura Revocable Trust Agreement, dated the 4th day of May, 1990			
By: Thelme Janus Shimomura, Trustee			
Thelma Tamae Shimomura, Trustee			
State of Hawaii ss.			
County of Honolulu }			
On this day of May, 2016, before me, a Notary Public in and for said state,			
personally appeared Thelma Tamae Shimomura, Trustee of the The Richard Taro Shimomura Revocable Trust and Thelma			
Tamae Shimomura, Trustee of The Thelma Tamae Shimomura Revocable Trust			
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above			
written.			
1) 00=			
Notary Public for the State of Hawaii »			
Residing at: First Cureint			
Commission Expires: 03-04-2020			