



2016-005910
Klamath County, Oregon
06/06/2016 02:32:51 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James Saville

C/O Action Realty, 2236 S. 6th St

Klamath Falls, OR 97601

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

James Saville

C/O Action Realty, 2236 S. 6th St

Klamath Falls, 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.

Dated this 2nd day of June, 2016.

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

By: Thelma Tamae Shimomura
Thelma Tamae Shimomura, Trustee

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

By: Thelma Tamae Shimomura
Thelma Tamae Shimomura, Trustee

State of Hawaii } ss.
County of Honolulu }

On this 2nd day of May, 2016, before me, DEBBIE KAMANAO 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.

Debbie Kamanao
Notary Public for the State of Hawaii »
Residing at: First Circuit
Commission Expires: 03-04-2020

