

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:

**2016-009885****Klamath County, Oregon****09/19/2016 10:57:00 AM****Fee: \$52.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 103092AM

This document is being re-recorded at the request of the AmeriTitle to correct the Grantor's Name as previously recorded in Volume 2016-005910

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: James SavilleC/O Action RealtyAddress: 2236 S. 6<sup>th</sup> St.City, ST Zip: Klamath Falls, OR 97601**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**Document Title(s):** Statutory Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: The Richard Taro Shimomura TrustGrantor Name: The Tamae Shimomura Trust**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: James Saville

Grantee Name: \_\_\_\_\_

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:****UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: NO CHANGE

Address: \_\_\_\_\_

City, ST Zip: \_\_\_\_\_

**6. TRUE AND ACTUAL CONSIDERATION –** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$** 0**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A



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

*WS*  
**Thelma Tamae Shimomura**

~~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

