RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



Any error in this cover sheet DOES NOT affect the This document is being re-recorded at the transaction(s) contained in the instrument itself. request of the AmeriTitle to correct the 103092AM Reference: Grantor's Name as previously recorded in Volume 2016-005910 Please print or type information. AFTER RECORDING RETURN TO -Required by ORS 205.180(4) & 205.238: **James Saville** Name: C/O Action Realty Address: 2236 S. 6th St. City, ST Zip: Klamath Falls, OR 97601 TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a) 2. 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: **Statutory Warranty Deed Document Title(s):** DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b) for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor The Richard Taro Shimomura Trust **Grantor Name: Grantor Name:** The Tamae Shimomura Trust INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b) 4. for Conveyances list Buyer, for Mortgages/Liens list Beneficiary/Lender/Creditor Grantee Name: **James Saville Grantee Name:** For an instrument conveying or contracting to convey fee title, TRUE AND ACTUAL CONSIDERATION -5. the information required by ORS 93.260: Required by ORS 93.030 for an instrument conveying UNTIL A CHANGE IS REQUESTED, ALL or contracting to convey fee title or any memorandum TAX STATEMENTS SHALL BE SENT TO of such instrument: THE FOLLOWING ADDRESS: \$ 0 Name: **NO CHANGE** Address: City, ST Zip:

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)

2016-009885

09/19/2016 10:57:00 AM

Fee: \$52.00

Klamath County, Oregon

Tax Acct. No.: N/A

7.



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

ThelmaTamae Shimomura

Kich and Taro Shitnomuta, 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:

Page 2 Statutory Warranty Deed Escrow No. 103092AM

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.

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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.
<u> </u>
The Richard Taro Shimomura Revocable Trust Agreement dated the 4th day of May, 1990
- The land of de
By: Thelma Jamae Shemonu. Thelma Tamae Shimomura, Trustee
Thelma Tamae Shimomura, Trustee
The Thelms Tomas Chimemum Develophle Tout Agreement detailed the day of New 1000
The Thelma Tamae Shimomura Revocable Trust Agreement, dated the 4th day of May, 1990
By: Thelme Tance Shimone
Thelma Tamae Shimomura, Trustee
THATMA TAMAGO SIMMOMATA, TTUSCOC
State of <u>Hawaii</u> } ss.
County of Hono (ula)
Out: Ord 1 SM SIGHS DEBBIE KAMANAO
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.
DI WITNESS WITEDEOE I have become set and a desired and second and
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
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Deblin Kamanas
Notary Public for the State of Hawaii »
Residing at: First Cureint
Commission Expires: 03-04-203-0