



THIS SPACE RESERVED FOR

2018-000505
Klamath County, Oregon
01/12/2018 03:19:01 PM
Fee: \$47.00

After recording return to:

David E. Burt

151856 Conestoga Road

La Pine, OR 97739

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

David E. Burt

151856 Conestoga Road

La Pine, OR 97739

File No. 210313AM

STATUTORY WARRANTY DEED

Gary Stephen Bonds, Trustee of the Lodgepole Acres Revocable Living Trust dated 11/1/2007,

Grantor(s), hereby convey and warrant to

David E. Burt,

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 3 in Block 4 of WAGON TRAIL ACREAGES NUMBER TWO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2309-012B0-00900-000

The true and actual consideration for this conveyance is \$280,000.00.

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:

Page 2 Statutory Warranty Deed
Escrow No. 210313AM

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 9th day of January, 2018.

Gary Stephen Bonds
Gary Stephen Bonds, Trustee Trustee
Lodgepole Acres Revocable Living Trust

State of Montana } ss.
County of Missoula }

On this 9th day of January, 2018, before me, Jerry Shatio Gary Stephen Bonds a Notary Public in and for said state, personally appeared Gary Stephen Bonds known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lodgepole Acres Revocable Living Trust, and acknowledged to me 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.

Jerry Shatio
Notary Public for the State of Montana »
Residing at: 2801 Brooks St.
Commission Expires: 2/3/2021

