



THIS SPACE RESERVED FOR

2018-007771

Klamath County, Oregon

06/28/2018 12:31:00 PM

Fee: \$87.00

After recording return to:

Phillip Carl Lanum and Dyana Jean Lanum

656 Costa Ln

Lincoln, CA 95648

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

Phillip Carl Lanum and Dyana Jean Lanum

656 Costa Ln

Lincoln, CA 95648

File No. 240944AM

### STATUTORY WARRANTY DEED

**Kenneth E. Caple and Sharon D. Caple, Trustees of the 2001 Caple Family Revocable Living Trust as Amended and Restated February 25, 2010,**

Grantor(s), hereby convey and warrant to

**Phillip Carl Lanum and Dyana Jean Lanum, as Tenants by the Entirety,**

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:

**Parcel 1:**

**Lot 11, KIWANIS BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Parcel 2:**

**Lots 12 and 13, KIWANIS BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Parcel 3:**

**Lot 14 (less North 65 feet), and the South 15 feet of Lot 10, KIWANIS BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$480,000.00.

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:

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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 27 day of June, 2018.

2001 Caple Family Revocable Living Trust as Amended and Restated February 25, 2010

By: [Signature]  
Kenneth E. Caple

By: [Signature]  
Sharon D. Caple

State of Oregon } ss  
County of Klamath }

On this 27 day of June, 2018, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Kenneth E. Caple and Sharon D. Caple, Trustees of the 2001 Caple Family Revocable Living Trust as Amended and Restated February 25, 2010, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Nov 06, 2020

