



THIS SPACE RESERVED FOR

2019-001594

Klamath County, Oregon

02/20/2019 02:05:01 PM

Fee: \$92.00

After recording return to:

Terry W. Huet and Mary Lou Huet

1096 Timber Ridge Loop

Klamath Falls, OR 97601

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

Terry W. Huet and Mary Lou Huet

1096 Timber Ridge Loop

Klamath Falls, OR 97601

File No. 277201AM

STATUTORY WARRANTY DEED

Denise M. Pearl and Darwyn L. Pearl, Trustees, or their Successors in Trust under the Denise M. Pearl Living Trust, dated July 18, 1999, and any amendments thereto, as to an undivided 1/2 interest and Darwyn L. Pearl and Denise M. Pearl, Trustees or their successors in Trust, under the Darwyn L. Pearl Living Trust, dated July 18, 1999, and any amendments thereto, as to an undivided 1/2 interest,

Grantor(s), hereby convey and warrant to

Terry W. Huet and Mary Lou Huet, 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:

Lot 1, TRACT 1506, THE TIMBERS, PHASE 1, 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 \$305,500.00.

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 31 day of January, 2019

The Denise M. Pearl Living Trust, dated July 18, 1999

By: Denise M. Pearl, TRUSTEE
Denise M. Pearl, Trustee

By: Darwyn Pearl, trustee
Darwyn L. Pearl, Trustee

State of Oregon} ss.
County of Klamath}

On this 31 day of January, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Denise M. Pearl and Darwyn L. Pearl known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the The Denise M. Pearl Living Trust, dated July 18, 1999, 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.

Melissa R. Strom
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 15, 2022



The Darwyn L. Pearl Living Trust, dated July 18, 1999

By: Darwyn Pearl, trustee
Darwyn L. Pearl, Trustee

By: Denise M. Pearl, TRUSTEE
Denise M. Pearl, Trustee

State of Oregon} ss.
County of Klamath}

On this 31 day of January, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Darwyn L. Pearl and Denise M. Pearl, and known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the The Darwyn L. Pearl Living Trust, dated July 18, 1999, 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.

Melissa R. Strom

Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: March 15, 2022

