



THIS SPACE RESERVED FOR

2019-004327
Klamath County, Oregon
04/23/2019 01:57:01 PM
Fee: \$87.00

After recording return to:

Guy Tokuda and Lynn Tokuda

3942 El Cerrito Way

Klamath Falls, OR 97603

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

Guy Tokuda and Lynn Tokuda

3942 El Cerrito Way

Klamath Falls, OR 97603

File No. 285677AM

STATUTORY WARRANTY DEED

Paul E. Rasmussen and Patricia H. Rasmussen, as Trustees of the Rasmussen Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Guy Tokuda and Lynn Tokuda, 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 16, TRACT 1405, 12TH ADDITION TO SUNSET VILLAGE, 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 \$317,000.00.

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:

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 23 day of April, 2019.

Rasmussen Revocable Living Trust

By: Paul E. Rasmussen
Paul E. Rasmussen, trustee

By: Patricia H. Rasmussen
Patricia H. Rasmussen, Trustee

State of Oregon} ss.
County of Klamath}

On this 23 day of April, 2019, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Paul E. Rasmussen and Patricia H. Rasmussen known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Rasmussen 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon»

Residing at: Klamath

Commission Expires: 10/19/19

