



THIS SPACE RESERVED FOR

2019-005940

Klamath County, Oregon

05/30/2019 09:12:02 AM

Fee: \$87.00

After recording return to:

James Gregory Loper

3133 N 10th Pl

Coeur d'Alene, ID 83815

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

James Gregory Loper

3133 N 10th Pl

Coeur d'Alene, ID 83815

File No. 296632AM

STATUTORY WARRANTY DEED

Douglas E. Stout and N. Maxine Stout, Trustees or their Successors in Trust under the Stout Living Trust, dated January 6, 1998, and any amendments thereto,

Grantor(s), hereby convey and warrant to

James Gregory Loper,

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, Block 8 of Jack Pine Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

R-2309-025A0-01800-000

The true and actual consideration for this conveyance is \$56,900.00.

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 24 day of May, 2019.

Stout Living Trust

By: Douglas E. Stout Date: 5-24-19
Douglas E. Stout Trustee

By: N. Maxine Stout Date: 5/24/19
N. Maxine Stout, Trustee,

State of OR } ss.
County of Benton }

On this 24 day of May, 2019, before me, Caryn C. Gilliam a Notary Public in and for said state, personally appeared Douglas E. Stout and N. Maxine Stout known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Stout 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.

Caryn C. Gilliam
Notary Public for the State of OR »
Residing at: Albany
Commission Expires: 12/20/19

