



THIS SPACE RESERVED FOR

2019-006838

Klamath County, Oregon

06/18/2019 01:28:01 PM

Fee: \$92.00

After recording return to:

Christina Lee Justus

PO Box 1597

Freedom, CA 95019

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

Christina Lee Justus

PO Box 1597

Freedom, CA 95019

File No. 303391AM

STATUTORY WARRANTY DEED

Ange J. Lobue and Chantal M. Lobue, Trustees of the Ange J. Lobue and Chantal M. Lobue 2009 Revocable Trust,

Grantor(s), hereby convey and warrant to

Christina Lee Justus,

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:

All that part of Lots 1, 7 and 8 in Block 56, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly line of 10th Street 80 feet Northwest of the most Easterly corner of said Lot 1 of said Block; thence Northwesterly along Westerly line of 10th Street 60 feet; thence Southwesterly at right angles to 10th Street 130 feet; thence Southeasterly parallel with 10th Street 20 feet; thence Northeasterly at right angles to 10th Street 65 feet; thence Southeasterly parallel with 10th Street 40 feet; thence Northeasterly at right angles to 10th Street 65 feet to the point of beginning, being the Northwesterly 40 feet of Lot 1 and the Southeasterly 20 feet of Lots 7 and 8 of Block 56, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the following described tract:

Beginning at a point on the Northeasterly line of Lot 8 of Block 56 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which point lies 100 feet Southeasterly from the most Northerly corner of Lot 8; thence Southwesterly parallel with Lincoln Street a distance of 44 feet and 9 inches; thence Southeasterly parallel with 10th Street a distance of 9 inches; thence Northeasterly parallel with Lincoln Street a distance of 44 feet 9 inches, more or less, to the Northeasterly line of Lot 8; thence Northwesterly along said line of Lot 8 a distance of 9 inches to the point of beginning.

The true and actual consideration for this conveyance is \$54,000.00.

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 17th day of JUNE, 2019.

Ange J. Lobue and Chantal M. Lobue 2009 Revocable Trust

By: Chantal M Lobue, Trustee Date: 6/17/19
Chantal M. Lobue, Trustee

By: Ange J Lobue, Trustee Date: 6-17-19
Ange J. Lobue, Trustee

State of _____ } ss.
County of _____ }

On this _____ day of June, 2019, before me, _____, a Notary Public in and for said state, personally appeared Ange J. Lobue and Chantal M. Lobue known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ange J. Lobue and Chantal M. Lobue 2009 Revocable 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.

Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____

SEE ATTACHED LQOSE LEAF CERTIFICATE

L.A.

California All-Purpose Certificate of Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State CALIFORNIA)
County of HUMBOLDT)

On JUNE 17, 2019, before me, LINDA FRECHIN, a Notary Public,
personally appeared ANGE J. LOBUE AND CHANTAL M. LOBUE

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.



Linda Frechin
(Signature of Notary Public)

(Seal)

Name of Notary Public: LINDA FRECHIN
Phone: 530.739.2511
Commission expires: JANUARY 15, 2022

Document Name: STATUTORY WARRANTY DEED

Document Date: 06/17/2019 Pages: 2 ID: ✓✓ Form(s) CW

Comments: AMERITITLE ESC/FILE # 303391AM