



THIS SPACE RESERVED FOR

**2019-007003**

**Klamath County, Oregon**

**06/21/2019 10:28:01 AM**

**Fee: \$87.00**

After recording return to:

Duane M Adams

11806 NE12 2nd Ave #200

Vancouver, WA 98682

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

Duane M Adams

11806 NE12 2nd Ave #200

Vancouver, WA 98682

File No. 304226AM

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### STATUTORY WARRANTY DEED

**Walter E. Dotson Jr., and Linda L. Dotson, Co-Trustees of the Walter E. Dotson, Jr. and Linda L. Dotson Revocable Trust, under Declaration of Trust dated August 19, 1996, as amended and restated.,**

Grantor(s), hereby convey and warrant to

**Duane M Adams,**

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 9 and 10 in BLock 48 of Tract 1184, Oregon Shores Unit 2 First Addition, 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 \$9,000.00.

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:

87

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 20 day of June, 2019.

Walter E. Dotson Jr. and Linda L. Dotson, Co-Trustees of the Walter E. Dotson, Jr. and Linda L. Dotson Revocable Trust under Declaration of Trust dated August 19, 1996, as amended and restated.

By: [Signature]  
Walter E. Dotson Jr., Trustee

By: [Signature]  
Linda L. Dotson, Trustee

State of Oregon ss.  
County of Clatsop

On this 20 day of June, 2019, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Walter E. Dotson Jr., and Linda L. Dotson, Co-Trustees of the Walter E. Dotson, Jr. and Linda L. Dotson Revocable Trust under Declaration of Trust dated August 19, 1996, as amended and restated known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Walter E. Dotson Jr. and Linda L. Dotson Revocable Trust under Declaration of Trust dated August 19, 1996, as amended and restated, 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Clatsop  
Commission Expires: 10/19/19

