



THIS SPACE RESERVED FOR R

2019-007335

Klamath County, Oregon

06/28/2019 03:17:02 PM

Fee: \$87.00

After recording return to:

Sarah Freitas

5293 Gatewood Dr

Klamath Falls, OR 97603

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

Sarah Freitas

5293 Gatewood Dr

Klamath Falls, OR 97603

File No. 303925AM

STATUTORY WARRANTY DEED

Douglas K. Whitsett, Trustee of the Douglas K. Whitsett Profit Sharing Plan Trust,

Grantor(s), hereby convey and warrant to

Sarah Freitas,

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 34 in Block 3, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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 \$190,000.00.

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 KWT

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 26 day of June, 2019

Douglas K. Whitsett Profit Sharing Plan Trust

By: Douglas K Whitsett Trustee
Douglas K. Whitsett, Trustee

State of IDAHO } ss.
County of ADA }

On this 26th day of June, 2019, before me, LOREN EDWARDS a Notary Public in and for said state, personally appeared Douglas K. Whitsett known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Douglas K. Whitsett Profit Sharing Plan 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.

Loren Edwards
Notary Public for the State of IDAHO
Residing at: ADA COUNTY
Commission Expires: 7/26/2022

