



THIS SPACE RESERVED FOR

2019-008308

Klamath County, Oregon

07/23/2019 02:09:02 PM

Fee: \$87.00

After recording return to:

Richard L. Garbutt

1341 Wild Plum Ct

Klamath Falls, OR 97601

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

Richard L. Garbutt

1341 Wild Plum Ct

Klamath Falls, OR 97601

File No. 301009AM

STATUTORY WARRANTY DEED

Sunshine Residence LLC, a Utah Domestic LLC,

Grantor(s), hereby convey and warrant to

Richard L. Garbutt,

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 14 of TRACT 1173, being a Subdivision of Lot 1, Block 10, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER WITH that portion of vacated Vista Way which inured thereto by instrument recorded in Volume 2006, page 017911, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$384,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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 19 day of July, 2019

Sunshine Residence LLC, a Utah Domestic LLC by The Jacob Wingerter and Deanne Hufnagel Wingerter Family Living Trust,
Sole Member

By: [Signature] Co-trustee
Jacob Wingerter, Co-Trustee

By: [Signature] Co-trustee
Deanne Hufnagel Wingerter, Co-Trustee

State of COLORADO } ss.
County of DENVER }

On this 19 day of July, 2019, before me, JON LOPEZ a Notary Public in and for said state, personally appeared Jacob Wingerter and Deanne Hufnagel Wingerter known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Sunshine Residence LLC, a Utah Domestic LLC by The Jacob Wingerter and Deanne Hufnagel Wingerter Family Living Trust, Sole Member, 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 COLORADO
Residing at: 3650 OSAGE, DENVER, CO 80211
Commission Expires: SEPT 2, 2020

