

2019-008885

Klamath County, Oregon

08/06/2019 12:01:01 PM

Fee: \$82.00


**AmeriTitle**  
 Part Of The JELD-WEN Family

MTC 316025AM

After recording return to:

CRYSTAL GAGNON

839 CALIFORNIA AVE.

KALMATH FALLS, OR 97601

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

CRYSTAL GAGNON

839 CALIFORNIA AVE.

KALMATH FALLS, OR 97601

Escrow No. MT84567-LW

Title No. 0084567

SWD

### STATUTORY WARRANTY DEED

**STEVEN M. CARSON AND JOANNE CARSON, TRUSTEES OF THE STEVE AND JOANNE CARSON TRUST UDA JANUARY 6, 2005 AND THEIR SUCCESSORS IN TRUST**, Grantor(s) hereby convey and warrant to **CRYSTAL GAGNON**, 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 6 in Block 100 of BUENA VISTA 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.

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:

The true and actual consideration for this conveyance is **\$94,000.00**.

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. 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.

Dated this 16 day of April 2009.

STEVEN M. CARSON AND JOANNE CARSON, TRUSTEES OF THE STEVE AND JOANNE CARSON TRUST UDA JANUARY 6, 2005 AND THEIR SUCCESSORS IN TRUST

BY: Joanne Carson  
JOANNE CARSON, TRUSTEE

BY: Steven M. Carson  
STEVEN M. CARSON, TRUSTEE

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 16, 2009 by STEVEN M. CARSON AND JOANNE CARSON, TRUSTEES OF THE STEVE AND JOANNE CARSON TRUST UDA JANUARY 6, 2005 AND THEIR SUCCESSORS IN TRUST.



Lisa Weatherby  
(Notary Public for Oregon)

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