



THIS SPACE RESERVED FOR

2019-008988

Klamath County, Oregon

08/08/2019 09:39:06 AM

Fee: \$87.00

After recording return to:

Ronald Stokes

PO Box 1444

Philomath, OR 97370

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

Ronald Stokes

PO Box 1444

Philomath, OR 97370

File No. 311441AM

STATUTORY WARRANTY DEED

Kathlene Harvil, Trustee of the Carolyn C. May Revocable Living Trust dated August 14, 2003 and any amendments thereto, who acquired title as Carolyn C. May, Trustee of the Carolyn C. May Revocable Living Trust dated August 14, 2004 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Ronald Stokes,

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 46 in Block 2 of TRACT 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-035B0-06000

The true and actual consideration for this conveyance is \$35,000.00.

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 6th day of August, 2019.

The Carolyn C. May Revocable Living Trust dated August 14, 2004 and any amendments thereto

By: Kathleen Harvil, Trustee Date: 8/6/2019
Kathleen Harvil, Trustee
Kathlene KH

State of Arizona } ss.
County of Maricopa }

On this 6 day of August, 2019, before me, Laurianne Blakely a Notary Public in and for said state, personally appeared Kathlene Harvil known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Carolyn C May Revocable Living 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.

Laurianne Blakely
Notary Public for the State of Arizona
Residing at: QC, AZ 85142
Commission Expires: 09-25-2019

