



THIS SPACE RESERVED FOR F

2019-010068

Klamath County, Oregon

09/03/2019 02:30:02 PM

Fee: \$87.00

After recording return to:

Dirk Minnema and Gayle McClelland

1325 Pine Cone Drive

Chiloquin, OR 97624

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

Dirk Minnema and Gayle McClelland

1325 Pine Cone Drive

Chiloquin, OR 97624

File No. 319189AM

STATUTORY WARRANTY DEED

Pamela Kvittek, Successor Trustee of the Cumbie Family Trust,

Grantor(s), hereby convey and warrant to

Dirk Minnema and Gayle McClelland, as Tenants by the Entirety,

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:

Lots 1 and 2 in Block 1 of PINE RIDGE ESTATES, UNIT NO. 1, 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 \$290,000.00.

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 30 day of August, 2019.

The Cumbie Family Trust

By: Pamela Kvitek, Successor Trustee
Pamela Kvitek, Successor Trustee

State of California } ss.
County of Napa }

On this 30 day of August, 2019, before me, M. Russell a Notary Public in and for said state, personally appeared Pamela Kvitek known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Cumbie Family 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.

M. Russell
Notary Public for the State of California
Residing at: Napa California
Commission Expires: July 22, 2022

