



THIS SPACE RESERVED FOR

2019-010512

Klamath County, Oregon

09/10/2019 11:47:01 AM

Fee: \$87.00

After recording return to:

Anna Hawkins and Michael Hawkins

32848 Transformer Rd

Malin, OR 97632

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

Anna Hawkins and Michael Hawkins

32848 Transformer Rd

Malin, OR 97632

File No. 317227AM

STATUTORY WARRANTY DEED

Ange J. Lobue and Chantal M. Lobue, Trustees of the ANGE J. LOBUE AND CHANTAL M. LOBUE 2009 REVOCABLE TRUST, under instrument dated April 7, 2009,

Grantor(s), hereby convey and warrant to

Anna Hawkins and Michael Hawkins, 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:

Lot 10, Block 48, FIRST 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 true and actual consideration for this conveyance is \$138,000.00.

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 SEPTEMBER, 2019.

Ange J Lobue & Chantal M Lobue 2009 Revocable Trust

By: [Signature]
Ange J. Lobue, Trustee

By: [Signature]
Chantal M. Lobue, Trustee

State of California } ss
County of USA

NEPAL
CITY OF KATHMANDU
EMBASSY OF THE
UNITED STATES OF AMERICA } SS

On this 6TH day of August, 2019, before me, SEPTMBER KHAVER SIDDIQI a Notary Public in and for said state, personally appeared MR + MRS LOBUE, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of California
Residing at:
Commission Expires:

Khaver Siddiqi
Consular Associate
United States of America
Kathmandu, Nepal
Commission Expires: Indefinite

