



2019-010518

Klamath County, Oregon

09/10/2019 01:29:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RE

After recording return to:

The Pete R. Eggspuehler Revocable Living Trust

PO BOX 66846

Phoenix, AZ 85082

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

The Pete R. Eggspuehler Revocable Living Trust

PO BOX 66846

Phoenix, AZ 85082

File No. 316309AM

### STATUTORY WARRANTY DEED

**James Baldwin also know as James E. Baldwin,**

Grantor(s), hereby convey and warrant to

**Pete R. Eggspuehler , Trustee of The Pete R. Eggspuehler Revocable Living Trust,**

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 7, 8, and 9, Block 45, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS.  
EXCEPT the West 10 feet, in the County of Klamath, State of Oregon.**

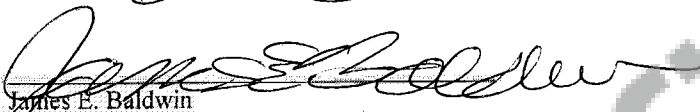
The true and actual consideration for this conveyance is \$140,000.00.

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 6 day of SEPT 19.

  
James E. Baldwin

State of Oregon } ss

County of Jackson

On this 6 day of September, 2019, before me, Steven Ray Champlain a Notary Public in and for said state, personally appeared James E. Baldwin, 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.

  
Notary Public for the State of Oregon

Residing at: Medford

Commission Expires:

2/3/2023

