



THIS SPACE RESERVED FOR

**2019-013869**

**Klamath County, Oregon**

11/27/2019 02:03:01 PM

Fee: \$87.00

After recording return to:

Luke David Fuller

825 Dolores Ave.

Klamath Falls, OR 97601

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

Luke David Fuller

825 Dolores Ave.

Klamath Falls, OR 97601

File No. 330245AM

---

### STATUTORY WARRANTY DEED

**William J. Stuart and Katarina M. Stuart, Trustees or their Successors in interest of the William J. Stuart and Katarina M. Stuart Living Trust dated April 4, 2014,**

Grantor(s), hereby convey and warrant to

**Luke David Fuller,**

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:

**The Northwesterly 50 feet of Lots 14 and 15 in Block 28, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$169,900.00.

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:

82

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 26<sup>TH</sup> day of NOVEMBER, 2019

William J. Stuart and Katarina M. Stuart Living Trust

By: William J. Stuart  
William J. Stuart, Trustee

By: Katarina M. Stuart  
Katarina M. Stuart, Trustee

State of Arizona} ss.  
County of Navajo }

On this 26<sup>TH</sup> day of November, 2019, before me, Ruth Simons, a Notary Public in and for said state, personally appeared William J. Stuart and Katarina M. Stuart known <sup>RS</sup> or identified to me to be the persons whose names are subscribed to the foregoing instrument as trustees of the William J. Stuart and Katarina M. Stuart Living Trust, and acknowledged to me that he/she/they executed the same as Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ruth Simons

Notary Public for the State of Arizona» Ruth Simons  
Residing at: 7010 Stagecoach Pass  
Shoof Low, AZ 85901  
Commission Expires: 7-05-2020

