



THIS SPACE RESERVED FOR

2020-002049

Klamath County, Oregon

02/19/2020 01:50:25 PM

Fee: \$87.00

After recording return to:

Ronney Bodine and Susan L. Bodine

24713 Kootenai St.

Sprague River, OR 97639

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

Ronney Bodine and Susan L. Bodine

24713 Kootenai St.

Sprague River, OR 97639

File No. 345552AM

STATUTORY WARRANTY DEED

John H. Kosta and Christy Kosta, as Trustees of the Kosta Revocable Living Trust Dated June 12, 2019,

Grantor(s), hereby convey and warrant to

Ronney Bodine and Susan L. Bodine, 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 36 and 37, Block 31, FOURTH ADDITION TO NIMROD RIVER PARK, 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 \$220,000.00.

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:

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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 13 day of FEBRUARY, 2020

Kosta Revocable Living Trust

By: [Signature]
John H. Kosta, Trustee

By: Christy Kosta
Christy Kosta, Trustee

State of Oregon} ss.
County of Klamath}

On this 13 day of February, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared John H. Kosta and Christy Kosta known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Kosta 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.

[Signature]
Notary Public for the State of Oregon»
Residing at: Oregon
Commission Expires: 10/23/2022

