



2020-002268

Klamath County, Oregon

02/25/2020 08:53:44 AM

Fee: \$87.00

THIS SPACE RESERVED FOR F

After recording return to:

James A. McCuistion, Trustee

c/o Christine Schuemperli, 2209 Brunton Way

Sacramento, CA 95825

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

James A. McCuistion, Trustee

c/o Christine Schuemperli, 2209 Brunton Way

Sacramento, CA 95825

File No. 349857AM

STATUTORY WARRANTY DEED

Pamela Rae Latourette, Trustee of the Dave and Pam Latourette 2006 Revocable Trust uad September 21, 2006,

Grantor(s), hereby convey and warrant to

James A. McCuistion, Trustee of The James A. McCuistion 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:

Lot 16, EXCEPT the Westerly 13 feet thereof, in Block 72 of BUENA VISTA 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 \$233,500.00.

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:

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 24th day of Feb., 2020.

The Dave and Pam Latourette 2006 Revocable Trust

By: Pamela Rae Latourette
Pamela Rae Latourette, Trustee

State of OR } ss
County of Wash }

On this 24th day of Feb., 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Pamela Rae Latourette, Trustee of the Dave and Pam Latourette 2006 Revocable Trust, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Wash Co
Commission Expires: 8-30-21

