



THIS SPACE RESERVED FOR

2020-003432

Klamath County, Oregon

03/19/2020 02:14:41 PM

Fee: \$92.00

After recording return to:

Zion Drake and Cassandra Boyd

4911 Lorrayne Place

Klamath Falls, OR 97603

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

Zion Drake and Cassandra Boyd

4911 Lorrayne Place

Klamath Falls, OR 97603

File No. 350484AM

STATUTORY WARRANTY DEED

Kenneth K. Katsuda who acquired title as Kenneth A. Katsuda and Peggy Anne Katsuda who acquired title as Peggy Ann Katsuda, Trustee of the Katsuda Revocable Trust UTD June 10, 2003,

Grantor(s), hereby convey and warrant to

Zion Drake and Cassandra Boyd, with right of survivorship,

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 15 in Block 6 of Tract No. 1078, SECOND ADDITION TO KELENE GARDENS, 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 \$150,000.00.

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:

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 18th day of March 2020

The Katsuda Family Revocable Trust UTD June 10, 2003

PAK
KAK
PAK
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By: Kenneth A. Katsuda
Kenneth A. Katsuda, Trustee

By: Peggy Ann Katsuda
Peggy Ann Katsuda, Trustee

State of _____ } ss.
County of _____ }

On this _____ day of March, 2020, before me _____ a Notary Public in and for said state, personally appeared Kenneth A. Katsuda and Peggy Ann Katsuda known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Katsuda Revocable Trust UTD June 10, 2003, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

ACKNOWLEDGMENT

State of California
County of Ventura)

On March 18 2020 before me, Kathy Hageman, Notary Public
(insert name and title of the officer)

personally appeared Kenneth K. Katsuda Peggy Anne Katsuda
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

