



2020-005835

Klamath County, Oregon

05/08/2020 04:00:51 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Diana Bettles

35021 Margi Court

Chiloquin, OR 97624

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

Diana Bettles

35021 Margi Court

Chiloquin, OR 97624

File No. 362863AM

STATUTORY WARRANTY DEED

Bradley Wittman and Malena Wittman, holding title as Trustees of the Bradley and Malena Wittman Living Trust dated October 24, 2018,

Grantor(s), hereby convey and warrant to

Diana Bettles,

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 13 and 14 in Block 46 of TRACT 1184, OREGON SHORES, UNIT 2, FIRST ADDITION, 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 \$370,000.00.

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 7 day of May, 2020.

The Bradley and Malena Wittman Living Trust
dated October 24, 2018

By: Brady Wittman
Bradley Wittman, Trustee

By: Malena Wittman
Malena Wittman, Trustee

State of CALIFORNIA } ss.
County of KERN }

On this 7th day of May, 2020, before me, PATRICIA A. PHELPS a Notary Public in and for said state, personally appeared Bradley Wittman and Malena Wittman known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Bradley and Malena Wittman Living Trust dated October 24, 2018, 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.

Patricia A. Phelps
Notary Public for the State of CALIFORNIA
Residing at: TEHACHAPI, CA
Commission Expires: 03/20/2021

