



THIS SPACE RESERVED FOR

2020-008441

Klamath County, Oregon

07/10/2020 01:34:40 PM

Fee: \$87.00

After recording return to:

Larry DeJarnette and Kerry DeJarnette

P.O. Box 19

Santa Maria, CA 93456

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

Larry DeJarnette and Kerry DeJarnette

P.O. Box 19

Santa Maria, CA 93456

File No. 376763AM

### STATUTORY WARRANTY DEED

**Arthur L. Gardner as Successor Trustee of the Artis H. Thomas Trust of 2000,**

Grantor(s), hereby convey and warrant to

**Larry DeJarnette and Kerry DeJarnette, 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:

**The S1/2 of the SE1/4 of the NE1/4 of Section 33, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$10,000.00.

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:

*"2020-2021 Real Property Taxes, a lien not yet due and payable"*

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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 9 day of July, 2020.

The Artis H. Thomas Trust

By: Arthur L. Gardner, Successor Trustee  
Arthur L. Gardner, Successor Trustee

State of CALIFORNIA, ss.  
County of Santa Barbara,

On this 9 day of July, 2020, before me, A. Noriega, a Notary Public in and for said state, personally appeared Arthur L. Gardner known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Arthur L. Gardner as Successor trustee of the Artis H. Thomas Trust of 2000, 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

A. Noriega

A. Noriega, Notary Public

Notary Public for the State of CALIFORNIA  
Residing at: Santa Maria CA  
Commission Expires: 12/31/2021

