

**2020-008844****Klamath County, Oregon**

07/20/2020 09:51:27 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Matthew Alan Dean, Trustee of The Matthew Alan
Dean Revocable Trust

38 Wilson Ave.

Vallejo, CA 94590

Until a change is requested all tax statements shall be
sent to the following address:Matthew Alan Dean, Trustee of The Matthew Alan
Dean Revocable Trust

38 Wilson Ave.

Vallejo, CA 94590

File No. 381101AM

STATUTORY WARRANTY DEED**Douglas Stephen Manuwa and Sally Lynn Manuwa, as Co-Trustees of the Manuwa Family Revocable Living
Trust, dated February 11, 2006,**

Grantor(s), hereby convey and warrant to

Matthew Alan Dean, Trustee of The Matthew Alan Dean Revocable 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 9, Block 21, Tract No. 1027, Mt. Scott Meadow, according to the official plat thereof on file in the office
of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$7,900.00.

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 15 day of July, 2020.

The Manuwa Family Revocable Living Trust

By: Douglas Stephen Manuwa
Douglas Stephen Manuwa, Trustee

By: Sally Lynn Manuwa
Sally Lynn Manuwa, Trustee

State of Hawaii } ss
City/County of Honolulu }

On this 15 day of July, 2020, before me, Valerie A. Mitchell a Notary Public in and for said state, personally appeared Douglas Stephen Manuwa and Sally Lynn Manuwa, as Co-Trustees of the Manuwa Family Revocable Living Trust, dated February 11, 2006, 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.

Valerie A. Mitchell
Notary Public for the State of Hawaii
Residing at: Kapolei, HI
Commission Expires: 12-23-21

Doc. Date: 7-15-2020 #Pages: 2
Notary Name: Valerie A. Mitchell 1st Circuit

Doc. Description: Statutory Warranty Deed
Valerie A. Mitchell 7-15-2020
Notary Signature Date:

