

**2020-009032****Klamath County, Oregon**

07/23/2020 03:05:53 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Ronald S. Freeman and Lynn M. Freeman, Trustees of
the Ronald S. Freeman and Lynn M. Freeman
Revocable Living Trust dated March 9, 2005, as
amended

PO Box 4342

West Hills, CA 91308

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

Ronald S. Freeman and Lynn M. Freeman, Trustees of
the Ronald S. Freeman and Lynn M. Freeman
Revocable Living Trust dated March 9, 2005, as
amended

PO Box 4342

West Hills, CA 91308

File No. 383214AM

STATUTORY WARRANTY DEED**McDougal Investment Team, LLC, an Arkansas Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Ronald S. Freeman and Lynn M. Freeman, Trustees of the Ronald S. Freeman and Lynn M. Freeman
Revocable Living Trust dated March 9, 2005, as amended,**

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:

PARCEL 1:

**Lot 10, Block 3 of Tract 1260, MONTE VISTA RANCH, according to the official plat thereof on file in the
office of the County Clerk of Klamath County Oregon.**

PARCEL 2:

**Lot 28 in Block 13 of TRACT 1053 OREGON SHORES SUBDIVISION, 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 \$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"

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 22 day of July, 2020

McDougal Investment Team, LLC, an Arkansas Limited Liability Company

By: Rodger McDougal

Rodger McDougal, Member

State of Arkansas } ss
County of Faulkner }

On this 22nd day of July, 2020, before me, Hope Whitten a Notary Public in and for said state, personally appeared Rodger McDougal, Member of McDougal Investment Team, LLC, an Arkansas Limited Liability Company, 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.

Hope Whitten

Notary Public for the State of Arkansas

Residing at: 1455 Factory St Conway AR 72032

Commission Expires: 9.3.2021

