

After recording return to:

THIS SPACE RESERVED FOR RECORDING STAMP

Laura A. Cunningham
7312 Bly Mtn. Cutoff Rd.
Bonanza, OR 97623

2020-009232
Klamath County, Oregon



00262810202000092320020029

07/28/2020 02:19:28 PM

Fee: \$87.00

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

Laura A. Cunningham
7312 Bly Mtn. Cutoff Rd.
Bonanza, OR 97623

Returned at Counter

STATUTORY WARRANTY DEED

Laura Ann Cunningham and Mary Cole Bennington, Co-Trustees of the Cole Family Trust dated December 17, 1990, who acquired title as Laura Ann Cunningham and Mary Cole Bennington, Co-Trustees of the Cole Family dated December 1990

Grantor(s), hereby convey and warrant to

Laura A. Cunningham, An Individual

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 29, Block 69, KLAMATH FALLS FOREST ESTATES HWY 66 UNIT, PLAT NO. 3, 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 \$-0-, as this is the final distribution of the Trust named above.

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 show 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 22nd day of July, 2020

Laura Ann Cunningham and Mary Cole Bennington, Co-Trustees of Cole Family Trust dated December 17, 1990.

Handwritten signature of Laura Ann Cunningham in black ink.

Laura Ann Cunningham

Handwritten signature of Mary Cole Bennington in black ink.

Mary Cole Bennington

Dated this 28th day of July, 2020 before me Carmen Babcock, a Notary Public in and for said State, personally appeared **LAURA ANN CUNNINGHAM**, known or identified to me to be the person(s) whose names are subscribed to the within Instrument and acknowledged to me that they executed same.

IN WITNESS WHEREOF, I have herunto set my hand and affixed my official seal the day and year in this certificate first above written.

Carmen Babcock
Notary Public for the State of Oregon
Residing at: Klamath Falls, Or.
Commission Expires January 4, 2021



State of Nevada
Douglas County

Dated this 22nd day of July, 2020 before me Christina M Holcomb, a Notary Public in and for said State, personally appeared **Mary Cole Bennington**, known or identified to me to be the person(s) whose names are subscribed to the within Instrument and acknowledged to me that they executed same.

IN WITNESS WHEREOF, I have herunto set my hand and affixed my official seal the day and year in this certificate first above written.

Christina M Holcomb
Notary Public for the State of Nevada
Commission Expires 10/11/2023

