



2020-009636

Klamath County, Oregon

08/05/2020 11:27:47 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Keith Michael Thompson and David Robert Thompson  
and Kenneth David Thompson

PO Box 661496

Arcadia, CA 91066

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

Keith Michael Thompson and David Robert Thompson  
and Kenneth David Thompson

PO Box 661496

Arcadia, CA 91066

File No. 389508AM

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### STATUTORY WARRANTY DEED

**Ronald E. Cunningham and Roxanne S. Cunningham, husband and wife as Trustees of the Cunningham Family Trust dated August 23, 2002,**

Grantor(s), hereby convey and warrant to

**Keith Michael Thompson and David Robert Thompson and Kenneth David Thompson, not as Tenants in Common, but with rights of survivorship,**

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 21 in Block 39, FIRST ADDITION TO KLAMATH FOREST ESTATES, 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 \$4,800.00.

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 31<sup>st</sup> day of JULY, 2020

Ronald E. Cunningham and Roxanne S. Cunningham, as Trustees of the Cunningham Family Trust

By: Ronald E. Cunningham Trustee  
Ronald E. Cunningham, Trustee

By: Roxanne S. Cunningham Trustee  
Roxanne S. Cunningham, Trustee

State of VIRGINIA } ss  
County of ROCKINGHAM

On this 31<sup>st</sup> day of JULY, 2020, before me, TODD M. MATTHEW a  
Notary Public in and for said state, personally appeared Ronald E. Cunningham and Roxanne S. Cunningham, as Trustees of the Cunningham Family Trust, 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.

Todd M. Matthew  
Notary Public for the State of VIRGINIA  
Residing at: ROCKINGHAM COUNTY, VIRGINIA  
Commission Expires: 12/31/2020

