



2020-009808

Klamath County, Oregon

08/07/2020 01:34:50 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Maya Cummings and Matthew Steckbauer

5195 Walton Drive

Klamath Falls, OR 97603

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

Maya Cummings and Matthew Steckbauer

5195 Walton Drive

Klamath Falls, OR 97603

File No. 387074AM

**STATUTORY WARRANTY DEED**

**Ronald D. Elmore, Jr. Successor Trustee of the Richard and Patricia Clark Living Trust dated January 26, 2011**

Grantor(s), hereby convey and warrant to

**Maya Cummings and Matthew Steckbauer, not as tenants in common, but with the 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:

**Portion of Lot 1, HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point which lies North 43°30' West a distance of 312.4 feet from the Southeast corner of Lot 1, Homedale, a platted subdivision in Klamath County, Oregon; thence North 25°00' East, 61.0 feet to a fence corner; thence South 66°40' East, 98.4 feet to an iron pipe; thence South 41°39' West 95.8 feet to an iron pipe; thence North 43°30' West, 76.2 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$207,000.00.

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 4 day of August, 2020

Patricia and Richard Clark Living Trust

By: Ronald D. Elsmore Jr.  
Ronald D. Elsmore, Jr., Successor Trustee

State of Oregon} ss.  
County of Klamath County}

On this 4 day of August, 2020, before me, Jenny Annette Brazil <sup>80</sup> a Notary Public in and for said state, personally appeared Ronald D. Elsmore, Jr. known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Richard and Patricia Clark Living Trust, and acknowledged to me that he/she/they executed the same as Successor 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.

Jenny Annette Brazil  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10/23/2022

