



THIS SPACE RESERVED FOR F

2020-010155

Klamath County, Oregon

08/14/2020 09:48:45 AM

Fee: \$87.00

After recording return to:

Richard Neault and Debra L. Neault

144450 Birchwood Dr

La Pine, OR 97739

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

Richard Neault and Debra L. Neault

144450 Birchwood Dr

La Pine, OR 97739

File No. 375472AM

STATUTORY WARRANTY DEED

Herbert L. Mendenhall, Successor Trustees of the Daniel E. Dilsaver and Shirley Z. Dilsaver Revocable Living Trust dated July 13, 2015,

Grantor(s), hereby convey and warrant to

Richard Neault and Debra L. Neault, as Tenants by the Entirety

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 94 in Block 1 of Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-036C0-01900

The true and actual consideration for this conveyance is \$386,175.00.

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"

Return To:

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 11th day of August, 2020

Daniel E. Dilsaver and Shirley Z. Dilsaver Revocable Living Trust

Herbert L. Mendenhall, Successor Trustee
Herbert L. Mendenhall, Successor Trustee

State of Pennsylvania } ss.
County of Lawrence }

On this 11th day of August, 2020, before me, John Gabriel Clark, a Notary Public in and for said state, personally appeared HERBERT L. MENDENHALL known or identified to me to be the person whose name is subscribed to the foregoing instrument as SUCCESSOR trustee of the Daniel E. Dilsaver and Shirley Z. Dilsaver Revocable Living Trust, and acknowledged to me that he executed the same as 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.

John Gabriel Clark

Notary Public for the State of Pennsylvania

Residing at: 922 Beckford St., New Castle, PA 16101

Commission Expires: 12-19-2022

Commonwealth of Pennsylvania - Notary Seal
JOHN GABRIEL CLARK, Notary Public
Lawrence County
My Commission Expires December 19, 2022
Commission Number 1342003