



THIS SPACE RESERVED FOR

2020-013696

Klamath County, Oregon

10/23/2020 11:21:00 AM

Fee: \$87.00

After recording return to:

Eric Evenson and Alison Evenson

PO Box 281

Ridgefield, WA 98642

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

Eric Evenson and Alison Evenson

PO Box 281

Ridgefield, WA 98642

File No. 411476AM

STATUTORY WARRANTY DEED

Richard R. Carlson and Sally R. Carlson, Trustees of the Sally and Richard Carlson Revocable Living Trust dated July 16, 2013

Grantor(s), hereby convey and warrant to

Eric Evenson and Alison Evenson, 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 35, Block 3, TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

2407-007D0-00900

The true and actual consideration for this conveyance is \$621,000.00.

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:



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 20th day of October, 2020.

Sally & Richard Carlson Revocable Living Trust

Richard R Carlson
Richard R Carlson, Trustee

Sally R Carlson
Sally R Carlson, Trustee

State of Colorado } ss.
County of El Paso }

On this 20 day of October, 2020, before me, Orliarys Perez-Gonzales a Notary Public in and for said state, personally appeared Richard R. Carlson and Sally R. Carlson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Sally and Richard Carlson Revocable Living Trust, and acknowledged to me that he/she/they 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.

Orliarys Perez-Gonzales
Notary Public for the State of Colorado »
Residing at: 11655 Mendocino Market W. Ste 124 Falcon, CO 80831
Commission Expires: 05/27/2024

