



2020-015020

Klamath County, Oregon

11/17/2020 01:37:01 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Janet L. Ouellette and Daniel J. Ouellette

4340 Sycamore Dr.

Klamath Falls, OR 97603

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

Janet L. Ouellette and Daniel J. Ouellette

4340 Sycamore Dr.

Klamath Falls, OR 97603

File No. 412914AM

### STATUTORY WARRANTY DEED

**Joy Cummings, Julie Peterson and Jeffrey Howard, not as tenants in common but with rights of survivorship,**  
Grantor(s), hereby convey and warrant to

**Janet L. Ouellette and Daniel J. Ouellette, Trustees of the Ouellette Joint Trust Agreement under trust instrument dated 02/19/2013,**

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 6 in Block 6 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$230,000.00.

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:

Dated this 12 day of November, 2020

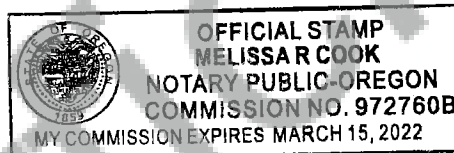
Joy Cummings  
Joy Cummings

State of OREGON } ss  
County of Klamath }

On this 12 day of November, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Joy Cummings, 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.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/15/22




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.

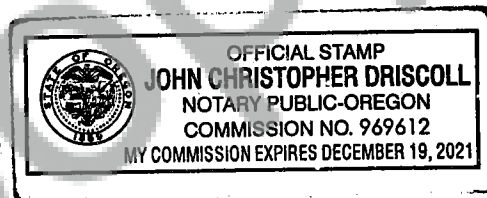
Dated this 12th day of November, 2020

  
Julie Peterson

State of Oregon } ss  
County of Lake

On this 12th day of November, 2020, before me, John C Driscoll a Notary Public in and for said state, personally appeared Julie Peterson, 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.

  
Notary Public for the State of Oregon  
Residing at: Gilchrist, Oregon  
Commission Expires: December 19, 2021



Dated this 12 day of NOVEMBER, 2020

Jeffrey Howard  
Jeffrey Howard

State of Oregon } ss  
County of Josephine }

On this 12<sup>th</sup> day of November, 2020, before me, Susan Robison a Notary Public in and for said state, personally appeared Jeffrey Howard, 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.

Susan Robison  
Notary Public for the State of Oregon  
Residing at: Josephine County  
Commission Expires: 1-26-24

