



2021-001524

Klamath County, Oregon

02/02/2021 03:03:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Pamela Kay Lonero

730 N 250 East

Logan, UT 84321

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

Pamela Kay Lonero

730 N 250 East

Logan, UT 84321

File No. 431995AM

STATUTORY WARRANTY DEED

Ava Paquette, Trustee of the Ava Paquette Revocable Trust dated December 16, 2012,

Grantor(s), hereby convey and warrant to

Pamela Kay Lonero,

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 329, Replat of RUNNING Y RESORT, PHASE 4, FIRST ADDITION, 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 \$250,000.00.

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:

87

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 30th day of January, ~~2020~~ 2021
sup

Ava Paquette, Trustee of the Ava Paquette Revocable Trust dated December 16, 2012

By *Ava Paquette*
Ava Paquette, Trustee

State of Arizona } ss.
County of Coconino }

On this 30 day of January, 2021, before me, Dina Geist a Notary Public in and for said state, personally appeared Ava Paquette known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the The Ava Paquette Revocable Trust dated December 16, 2012, 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.

Dina Geist
Notary Public for the State of Arizona
Residing at: Flagstaff
Commission Expires: 9/13/2023

