

**2021-003413****Klamath County, Oregon**

03/05/2021 04:04:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Shane Stone

3947 Boardman Ave.

Klamath Falls, OR 97603

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

Shane Stone

3947 Boardman Ave.

Klamath Falls, OR 97603

File No. 445481AM

STATUTORY WARRANTY DEED**Chante Nicole Andrews and Whittney Clare Walker, Trustees of the CWMT Living Trust, dated 12-7-2016**

Grantor(s), hereby convey and warrant to

Shane Stone,

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:

The S1/2 SW1/4 SE1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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

3610-02300-02900**325106**

The true and actual consideration for this conveyance is \$43,028.00.

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 3rd day of March, 2021

The CWMT Living Trust, dated 12-7-2016

By: Chante Nicole Andrews Trustee
Chante Nicole Andrews, Trustee

BY: Whittney Clare Walker
Whittney Clare Walker, Trustee

State of Oregon} ss.
County of Josephine }

On this 3rd day of March, 2021, before me, Susan Robison a Notary Public in and for said state, personally appeared Chante Nicole Andrews and ~~Whittney Clare Walker~~ known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The CWMT Living Trust, dated 12-7-2016, 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.

Susan Robison

Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: 1-26-24



Acknowledgment in an Individual Capacity

State of OREGON

County of Josephine

This record was acknowledged before me on (date) MARCH 4, 2021 by

(name(s)) of individual(s) Whitney Clare Walker.

Susan Robison

Notary Public - State of Oregon



Official Stamp

Document Description

This certificate is attached to page _____ of a _____ (title or type of document), dated _____, 20____, consisting of _____ pages.