



2021-004092

Klamath County, Oregon

03/19/2021 08:09:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Aaron R Culbertson and Tammy J Culbertson

PO Box 2421

La Pine, OR 97739

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

Aaron R Culbertson and Tammy J Culbertson

PO Box 2421

La Pine, OR 97739

File No. 447316AM

STATUTORY WARRANTY DEED

Cynthia J. Carson as Successor Trustee of the Jayne Helmer Trust dated June 3, 2005, as amended on February 13, 2014,

Grantor(s), hereby convey and warrant to

Aaron R Culbertson and Tammy J Culbertson, 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:

Lots 1 and 2 in Block 14, FIRST ADDITION TO RIVER PINE ESTATES, 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:

2309-024B0-01500

2309-024B0-01600

The true and actual consideration for this conveyance is \$102,000.00.

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 12th day of March, 2021.

Jayne Helmer Trust dated June 3, 2005, as amended on February 13, 2014

By: Cynthia J. Carson

Cynthia J. Carson, ~~Co-Trustee~~ as Successor Trustee

State of Washington } ss.
County of Clark }

On this 12th day of March, 2021, before me, Mackenzie S. Strem a Notary Public in and for said state, personally appeared Cynthia J. Carson known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Jayne Helmer Trust, and acknowledged to me that he/she/they executed the same as Successor 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.

Mackenzie S. Strem
Notary Public for the State of Washington »
Residing at: Vancouver
Commission Expires: March 1, 2023

