



2021-004523

Klamath County, Oregon

03/25/2021 03:27:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

James Loughnane and Catherine Loughnane

36 S. Craig Ave

Pasadena, CA 91107

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

James Loughnane and Catherine Loughnane

36 S. Craig Ave

Pasadena, CA 91107

File No. 446236AM

STATUTORY WARRANTY DEED

Walter L. Gates, as Trustee of the Walter L. Gates Trust, U/A dated September 12, 2013,

Grantor(s), hereby convey and warrant to

James Loughnane and Catherine Loughnane, not as Tenants in Common but with Rights of Survivorship

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, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 29 of GRANDVIEW ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

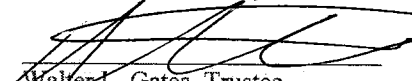
The true and actual consideration for this conveyance is \$28,000.00.

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 19th day of March, 2021.

Walter L. Gates Trust,


Walter L. Gates, Trustee

State of California } ss.
County of San Diego }

On this 19th day of March 2021, before me, a Notary Public in and for said state, personally appeared Walter L. Gates known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Walter L. Gates 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.

C. Rae Eldridge
Notary Public for the State of California
Residing at: 1247 Ramona St, Ramona CA 92065
Commission Expires: 04/20/2021

