



2021-007830

Klamath County, Oregon

05/17/2021 01:42:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Juan Evan Romagosa and Lone M. Romagosa-
Thomsen and Marc E. Romagosa

1225 Woodvale Dr.

Dixon, CA 95620

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

Juan Evan Romagosa and Lone M. Romagosa-
Thomsen and Marc E. Romagosa

1225 Woodvale Dr.

Dixon, CA 95620

File No. 453036AM

STATUTORY WARRANTY DEED

Adrith K. Youngers, as Trustee of the Youngers Family Trust, 1988, initially created on July 27, 1988,

Grantor(s), hereby convey and warrant to

**Juan Evan Romagosa and Lone M. Romagosa-Thomsen and Marc E. Romagosa, 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:

**Lot 29 in Block 44, Tract 1184, OREGON SHORES UNIT 2 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 \$19,000.00.

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 14 day of May, 2021.

The Youngers Family Trust

By: Ardith K. Youngers
Ardith K. Youngers, Trustee

State of OR } ss
County of Deschutes

On this 14 day of May, 2021, before me, Dawn Bristow a Notary Public in and for said state, personally appeared Ardith K. Youngers, Trustee of the Youngers Family Trust, 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.

Dawn Bristow
Notary Public for the State of OR
Residing at: Bend
Commission Expires:

1/28/23

