



THIS SPACE RESERVED FOR

2021-008937

Klamath County, Oregon

06/07/2021 08:54:01 AM

Fee: \$87.00

After recording return to:

Justin Lance

12481 Paseo Cerro

Saratoga, CA 95070

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

Justin Lance

12481 Paseo Cerro

Saratoga, CA 95070

File No. 455191AM

STATUTORY WARRANTY DEED

Anita M. Matys, Trustee, Trustee of the Anita M. Matys Revocable Living Trust dated July 7, 2020,

Grantor(s), hereby convey and warrant to

Justin Lance,

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 4 in Block 58 of SECOND ADDITION TO HOT SPRINGS ADDITION to the City of Klamath Falls, 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 \$84,000.00.

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 3 day of June, 2021.

The Anita M. Matys Revocable Living Trust

By: Anita M Matys Trustee
Anita M. Matys, Trustee

State of Oregon} ss.
County of Klamath}

On this 3rd day of June, 2021, before me, Donna Rose Lindsey a Notary Public in and for said state, personally appeared Anita M. Matys known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Anita M. Matys Revocable Living 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.

Donna Rose Lindsey
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10/13/2023

