



THIS SPACE RESERVED FOR R

2021-011505

Klamath County, Oregon

07/27/2021 12:08:00 PM

Fee: \$87.00

After recording return to:

Caleb Beal and Brooke Moore

1103 Newcastle Ave.

Klamath Falls, OR 97601

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

Caleb Beal and Brooke Moore

1103 Newcastle Ave.

Klamath Falls, OR 97601

File No. 474915AM

STATUTORY WARRANTY DEED

William J. Stuart and Katarina M. Stuart, Trustees, or their successors in interest, of The William J. and Katarina M. Stuart Living Trust dated April 4, 2014, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Caleb Beal and Brooke Moore, 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 6, Less the Southwest 20 feet, in Block 39 of Hillside 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 \$323,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 21st day of July, 2021

The William J. & Katarina M. Stuart Living Trust

By: William J. Stuart, Trustee
William J. Stuart, Trustee

By: Katarina M. Stuart
Katarina M. Stuart, Trustee

State of Oregon} ss.
County of Josephine}

On this 21 day of July, 2021, before me, Cindy Hodges, a Notary Public in and for said state, personally appeared William J. Stuart and Katarina M. Stuart known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of The William J. and Katarina M. Stuart 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.

Cindy A. Hodges
Notary Public for the State of Oregon
Residing at: Josephine
Commission Expires: 1-9-2024

