



2021-013247
Klamath County, Oregon
08/30/2021 10:47:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Adele P. Mestas

31366 College St.

Bonanza, OR 97623

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

Adele P. Mestas

31366 College St.

Bonanza, OR 97623

File No. 479852AM

STATUTORY WARRANTY DEED

Deborah L. Lee, as Trustee of The Gregory A. Lee and Deborah L. Lee Revocable Living Trust, dated June 17, 2020,

Grantor(s), hereby convey and warrant to

Adele P. Mestas,

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 3, TRACT NO. 1224 DAVIS SUBDIVISION, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$179,000.00.

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

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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 20 day of August, 2021.

The Gregory A. Lee and Deborah L. Lee Revocable Living Trust.

By: Deborah L. Lee
Deborah L. Lee, Trustee

State of Oregon} ss.
County of Klamath}

On this 20 day of August, 2021, before me, Lynda Marie West, a Notary Public in and for said state, personally appeared Deborah L. Lee known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of The Gregory A. Lee and Deborah L. Lee 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.

Lynda Marie West
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 1/28/2025

