



2021-013518
 Klamath County, Oregon
 09/03/2021 02:30:01 PM
 Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
Daniel Allen Philpott and Heather Rosemary Loomis
152629 Wagon Trail Rd.
La Pine, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
Daniel Allen Philpott and Heather Rosemary Loomis
152629 Wagon Trail Rd.
La Pine, OR 97739
 File No. 490825AM

STATUTORY WARRANTY DEED

Curtis G. Thompson,
Successor Trustee under the Cecil L Thompson and Ethel L. Thompson,
Living Trust dated March 4, 2011

Grantor(s), hereby convey and warrant to

Robert MetCalf

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 7, Block 9, WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-001C0-00800

The true and actual consideration for this conveyance is \$90,188.93 .

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 25th day of August, 2021.

Curtis G. Thompson
Curtis G. Thompson, successor trustee

State of Oregon } ss.
County of Jackson }

On this 25th day of August, 2021, before me, Matthew W. Elliott a Notary Public in and for said state, personally appeared Curtis G. Thompson known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Cecil L Thompson and Ethel L. Thompson, Living Trust dated March 4, 2011, and acknowledged to me that he/she/they executed the same as Successor 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.

Matthew W. Elliott
Notary Public for the State of Oregon »
Residing at: Jackson County
Commission Expires: 01/16/2024

