



2021-013805

Klamath County, Oregon

09/10/2021 03:22:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Randall L. Nunes and Debbie J. Nunes

1072 Castlewood Dr.

Medford, OR 97504

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

Randall L. Nunes and Debbie J. Nunes

1072 Castlewood Dr.

Medford, OR 97504

File No. 488901AM

STATUTORY WARRANTY DEED

Carolyn L. McCord, Trustee of the Carolyn L. McCord Living Trust dated February 23, 2012,

Grantor(s), hereby convey and warrant to

Randall L. Nunes and Debbie J. Nunes, as Tenants by the Entirety,

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:

Lots 16, 17, and 18, Block 3, TRACT NO. 1051, LAKEWOODS SUBDIVISION UNIT NO. 2, according to the official plat thereof on file in the Office of the Clerk of Klamath County, Oregon

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

3805-005A0-06400

3805-005A0-06500

3805-005A0-06600

The true and actual consideration for this conveyance is \$135,000.00.

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 10th day of September, 2021.

Carolyn L. McCord, Trustee of the Carolyn L. McCord Living Trust

By: Carolyn L. McCord
Carolyn L. McCord, Trustee

State of Oregon } ss.
County of Jackson }

On this 10 day of September, 2021, before me Melanie V. Smith a Notary Public in and for said state, personally appeared Carolyn L. McCord known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Carolyn L. McCord 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.

Melanie V. Smith
Notary Public for the State of Oregon

Residing at: Jackson County
Commission Expires: 12/9/2023

