

2021-014278

Klamath County, Oregon

09/20/2021 10:35:02 AM

Fee: \$97.00



After recording return to:
Justin D. Pruitt
685 Jacksonville Reservoir Rd
Jacksonville, OR 97530

Until a change is requested all tax
statements shall be sent to the
following address:
Justin D. Pruitt
685 Jacksonville Reservoir Rd
Jacksonville, OR 97530

File No.: 7161-3813948 (JC)

Date: August 30, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Francis M. Fujioka and Gayle T. Fujioka as Trustees of the Francis and Gayle Fujioka 2002 Trust dated July 26, 2002, Grantor, conveys and warrants to **Justin D. Pruitt**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2021-2022 Taxes**, a lien not yet payable.

The true consideration for this conveyance is **\$30,000.00**. (Here comply with requirements of ORS 93.030)

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 17th day of September, 2021.

Francis M. Fujioka and Gayle T. Fujioka as
Trustees of The Francis and Gayle Fujioka 2002
Trust dated July 26, 2002

Francis M. Fujioka

Francis M. Fujioka, Trustee

Gayle T. Fujioka

Gayle T. Fujioka, Trustee

STATE OF Arizona)

)ss.

County of Maricopa)

/via communication technology.

This instrument was acknowledged before me on this 17th day of September, 2021

by Francis M. Fujioka and Gayle T. Fujioka



ALAN M. YOUNG
Notary Public - Arizona
Maricopa County
Commission # 540417
My Comm. Expires Jan 23, 2022

[Signature]

Notary Public for Arizona

My commission expires:

01/23/2022

Notarized online using audio-video communication

APN: 320094

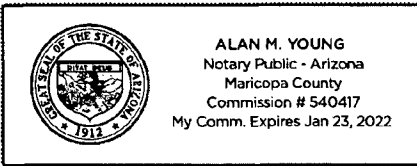
Statutory Warranty Deed
- continued

File No.: 7161-3813948 (JC)

STATE OF Arizona)
County of Maricopa)ss.
)

/via communication technology.

This instrument was acknowledged before me on this 17th day of September, 2021
by Francis M. Fujioka and Gayle T. Fujioka as Trustees of The Francis and Gayle Fujioka 2002 Trust, on
behalf of the Trust Agreement.



A handwritten signature in black ink, appearing to be 'A. Young', is written over a horizontal line.

Notary Public for Arizona
My commission expires:

01/23/2022

Notarized online using audio-video communication

APN: 320094

Statutory Warranty Deed
- continued

File No.: 7161-3813948 (JC)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 37 IN BLOCK 6, MOUNTAIN LAKES HOMESITES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Unofficial
Copy