



THIS SPACE RESERVED FOR

**2021-014806**  
Klamath County, Oregon  
09/30/2021 12:42:01 PM  
Fee: \$92.00

After recording return to:

Jeffrey Sturgeon

6510 Sorrel Ct

Klamath Falls, OR 97603

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

Jeffrey Sturgeon

6510 Sorrel Ct

Klamath Falls, OR 97603

File No. 493424AM

---

### STATUTORY WARRANTY DEED

**Jeffrey L. Hotter and Debra K. Hotter, Trustees of the Hotter Family Trust dated August 2, 2001,**

Grantor(s), hereby convey and warrant to

**Jeffrey Sturgeon,**

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 1068, RUNNING Y RESORT, PHASE 12, FIRST ADDITION, TRACT 1426, 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 \$25,000.00.

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**

92

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 28<sup>th</sup> day of September, 2021.

The Hotter Family Trust dated August 2, 2001

By: Jeffrey L. Hotter, Trustee  
Jeffrey L. Hotter, Trustee

By: \_\_\_\_\_  
Debra K. Hotter, Trustee

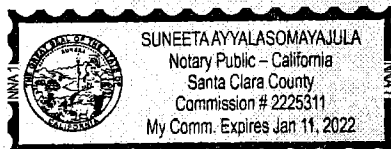
State of California } ss.  
County of Santa Clara }

Suneeta Ayyalasomayajula

On this 28<sup>th</sup> day of September, 2021, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Jeffrey L. Hotter and ~~Debra K. Hotter~~ known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Hotter Family Trust dated August 2, 2001, 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.

Notary Public for the State of California  
Residing at: Klamath County  
Commission Expires: 01-11-2022



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 28<sup>th</sup> day of September, 2021

The Hotter Family Trust dated August 2, 2001

By: \_\_\_\_\_  
Jeffrey L. Hotter, Trustee

By: Debra K. Hotter, Trustee  
Debra K. Hotter, Trustee

State of Oregon } ss.  
County of Lincoln }

On this 28<sup>th</sup> day of September, 2021, before me, Deborah Lynne Grigsby a Notary Public in and for said state, personally appeared Jeffrey L. Hotter and Debra K. Hotter known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Hotter Family Trust dated August 2, 2001, 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.

Deborah Lynne Grigsby  
Notary Public for the State of Oregon  
Residing at: Klamath County Lincoln County  
Commission Expires: 02/17/2025

