



2021-017023

Klamath County, Oregon

11/12/2021 09:53:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert Frank Hamilton

5698 Basin View Dr.

Klamath Falls, OR 97603

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

Robert Frank Hamilton

5698 Basin View Dr.

Klamath Falls, OR 97603

File No. 501282AM

STATUTORY WARRANTY DEED

Carolyn Ann Stuart, Trustee, the Carolyn Ann Stuart Living Trust dated August 15, 2017,

Grantor(s), hereby convey and warrant to

Robert Frank Hamilton,

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 9, Block 9 of Tract 1264, FOURTH ADDITION TO NORTH HILLS, 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 \$430,000.00.

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:

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 8 day of November, 2021

The Carolyn Ann Stuart Living Trust dated August 15, 2017

By: Carolyn Ann Stuart
Carolyn Ann Stuart, Trustee

State of Oregon} ss.
County of Klamath}

On this 8 day of November, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Carolyn Ann Stuart known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Carolyn Ann Stuart Living Trust dated August 15, 2017, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

