



2022-002257
Klamath County, Oregon
02/22/2022 02:38:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jessica Northcutt

19445 Sun Valley Road

Colfax, CA 95713

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

Jessica Northcutt

1801 Oregon Avenue

Klamath Falls, OR 97601

File No. 519445AM

STATUTORY WARRANTY DEED

Cathleen C. Campbell, Trustee of The Campbell Family Trust, Dated October 5, 2000,

Grantor(s), hereby convey and warrant to

Jessica Northcutt,

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:

Beginning at the Southeasterly corner of Lot 14, Block 76 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly and parallel along Oregon Avenue a distance of 57 feet; thence Northerly and parallel to the Westerly line of said Lot 14 a distance of 68 feet; thence Southeasterly and parallel to Oregon Avenue to a point intersecting the Easterly line of said Lot 14 at Addison Street; thence Southwesterly along Addison Street a distance of 68 feet to the point of beginning, being a portion of Lot 14, Block 76, of BUENA VISTA ADDITION to Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$180,000.00.

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 18th day of Feb., 2022

Campbell Family Trust

By: Cathleen C. Campbell
Cathleen C. Campbell, Trustee

ARIZONA
State of ~~California~~ ss
County of COCONINO

On this 18th day of February, 2022, before me, Cathleen Campbell a Notary Public in and for said state, personally appeared Cathleen C. Campbell, Trustee of the Campbell Trust dated October 5, 2000, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. *Family TR

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Connie Telfer

Notary Public for the State of Arizona

Residing at: 1451 W. Coyote Ln Williams AZ 86046

Commission Expires: 10/14/25

