



THIS SPACE RESERVED FOR

2022-003882
Klamath County, Oregon
03/31/2022 08:49:01 AM
Fee: \$87.00

After recording return to:

Charles W. Debo

2014 Lasso Ct.

La Pine, OR 97739

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

Charles W. Debo

2014 Lasso Ct.

La Pine, OR 97739

File No. 522543AM

STATUTORY WARRANTY DEED

Marie Phillips, as Trustee of the Marie Phillips Revocable Living Trust dated 09/13/2017,

Grantor(s), hereby convey and warrant to

Charles W. Debo,

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 11 in Block 1 of WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.**

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

2309-001A0-02600

The true and actual consideration for this conveyance is \$354,000.00.

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 24th day of March, 2022


Marie Phillips Revocable Living Trust dated 09/13/2017

By: Marie Phillips, Trustee
Marie Phillips, Trustee

State of Oregon} ss.
County of Deschutes}

On this 24th day of March, 2022, before me, Marie Phillips, as Trustee of the Marie Phillips Revocable Living Trust dated 09/13/2017 a Notary Public in and for said state, personally appeared Marie Phillips, Trustee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the , 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 Oregon»
Residing at: Oregon
Commission Expires: 6-10-2024

