



2022-005148

Klamath County, Oregon

04/22/2022 02:00:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Mark Paulsen and Stephanie Paulsen

262 Bisbee St.

Klamath Falls, OR 97603

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

Mark Paulsen and Stephanie Paulsen

262 Bisbee St.

Klamath Falls, OR 97603

File No. 524279AM

STATUTORY WARRANTY DEED

Denis E. Fullerton, Trustee, of their successors in Trust, under the Fullerton Loving Trust dated July 19, 1990, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Mark Paulsen and Stephanie Paulsen, as Tenants by the Entirety,

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:

PARCEL 1:

Lots 8 and 9, Block 2, BEVERLY HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land being a portion of Lot 5, Block 2 of "BEVERLY HEIGHTS", a duly recorded subdivision, to be combined with Lot 9, Block 2 of said "BEVERLY HEIGHTS", situated in the NE1/4 of Section 34, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Said Lot 5 EXCEPTING THEREFROM the following described portion; beginning at the Northeast corner of said Lot 5; thence South 89° 51' 04" West 140.89 feet, more or less, to the Northwest corner of said Lot 5; thence South 14° 37' 19" West 112.66 feet, more or less, to the Westerly corner common to Lot 4, Block 2 of said "BEVERLY HEIGHTS" and said Lot 5; thence North 89° 51' 04" East, parallel to the North line of said Lot 5, 168.83 feet; more or less to a point on the East line of said Lot 5; thence North 00° 15' 49" East 108.84 feet to the point of beginning.

The true and actual consideration for this conveyance is \$469,000.00.

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 20 day of April 2022

The Fullerton Loving Trust

By: Denis E. Fullerton
Denis E. Fullerton, Trustee

State of Oregon } ss
County of Klamath }

On this 20 day of April, 2022, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Denis E. Fullerton, Trustee of the Fullerton Loving Trust 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.

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

Heather Sciurba

Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Nov. 21, 2025

