

2022-007583

Klamath County, Oregon

06/17/2022 02:19:01 PM

Fee: \$87.00



THIS SPACE RESERVED FOR RECORD

After recording return to:  
Mark Hamerl and Patricia Hamerl  
John and Stephanie Carlson  
2614 Barrows Ct.  
LaPine, OR 97739

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Mark Hamerl and Patricia Hamerl  
John and Stephanie Carlson  
2614 Barrows Ct.  
LaPine, OR 97739

File No.: 7072-3958007 (js)  
Date: June 07, 2022

### STATUTORY WARRANTY DEED

**James J. Kuvallis, Trustee, or the Successor Trustee of the James J. Kuvallis Revocable Living Trust dated July 25, 2018, as may be amended, Grantor, conveys and warrants to Mark Hamerl and Patricia Hamerl, as tenants by the entirety, and John Carlson and Stephanie Carlson, as tenants by the entirety, all as tenants in common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 13 IN BLOCK 4 OF PLAT NO. 1204, LITTLE RIVER RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$110,000.00**. (Here comply with requirements of ORS 93.030)

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.

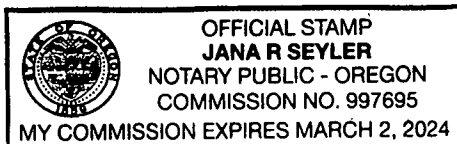
Dated this 17 day of JUNE, 2022.

James J. Kuvallis, Trustee, or Succssor Trustee  
of the James J. Kuvallis Revocable Living Trust  
dated July 25, 2018 as may be amended

By: James J. Kuvallis  
James J. Kuvallis, Trustee, or the Successor Trustee  
of the James J. Kuvallis Revocable Living Trust dated July  
25, 2018, as may be amended

STATE OF Oregon )  
)ss.  
County of Clackamas )

This instrument was acknowledged before me on this 17 day of JUNE, 2022  
by **James J. Kuvallis, Trustee, or the Successor Trustee of the James J. Kuvallis Revocable Living Trust dated July 25, 2018, as may be amended.**



Jana R Seyler  
Notary Public for Oregon  
My commission expires: 3/2/2024