



2022-008096

Klamath County, Oregon

07/01/2022 08:26:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jeffrey J. Huchendorf

156 3rd St., Apt. 4

Ashland, OR 97520

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

Jeffrey J. Huchendorf

5843 Springcrest Way

Klamath Falls, OR 97603

File No. 549138AM

STATUTORY WARRANTY DEED

Douglas A. Dean and Laurie J. Dean, as Trustees of the Douglas and Laurie Dean Joint Revocable Living Trust under agreement dated October 15, 2020,

Grantor(s), hereby convey and warrant to

Jeffrey J. Huchendorf,

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 17, Tract No. 1344, SEVENTH ADDITION TO NORTH HILLS, PHASE 1, 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 \$360,000.00.

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:

"2022-2023 Real Property Taxes, a lien, not yet due and payable"

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 29 day of June, 2022

The Douglas and Laurie Dean Joint Revocable Living Trust under agreement dated October 15, 2020

By: Douglas A. Dean
Douglas A. Dean, Trustee

By: Laurie J. Dean
Laurie J. Dean, Trustee

State of Oregon } ss.
County of Clatsop }

On this 29 day of June, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Douglas A. Dean and Laurie J. Dean known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the The Douglas and Laurie Dean Joint Revocable Living Trust under agreement dated October 15, 2020, 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: Wentworth, Oregon
Commission Expires: 3/7/26

