



2022-009533
Klamath County, Oregon
08/04/2022 01:29:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jason A. Romeo, Trustee

5643 Ver Ni Road

Sebastopol, CA 95472

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

Jason A. Romeo, Trustee

5643 Ver Ni Road

Sebastopol, CA 95472

File No. 552331AM

STATUTORY WARRANTY DEED

**Randolph John Kundmueller, as trustee or the successors in trust, of the Kundy Trust dated March 6, 2020,
as may be amended from time to time,**

Grantor(s), hereby convey and warrant to

Jason A. Romeo, Trustee of the Jason A. Romeo 2020 Trust dated October 12, 2020,

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 1297, Tract 1443, a replat of Lots 595-602, 604-605, FALCON DRIVE and RED TAIL DRIVE of Tract
1340, RUNNING Y RESORT PHASE 7, 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 \$339,000.00.

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 1st day of August, 2022

The Kundy Trust dated March 6, 2020

By: Randolph J. Kundmueller
Randolph J. Kundmueller, Trustee

State of California } ss.
County of Santa Clara } c.c.

On this 1st day of August, 2022, before me, Ching Ying Chiu, a Notary Public in and for said state, personally appeared Randolph J. Kundmueller known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Randolph John Kundmueller, as trustee or the successors in trust, of the Kundy Trust dated March 6, 2020, as may be amended from time to time, 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.

Ching Ying Chiu
Notary Public for the State of California
Residing at: Santa Clara
Commission Expires: July 27, 2023

