

FIRST AMERICAN 3964632-413



After recording return to:  
Patrick M. VanDomelen and Jennifer  
A. VanDomelen  
19651 se Jay st  
Milwaukie, OR 97267

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Patrick M. VanDomelen and Jennifer A.  
VanDomelen  
19651 se Jay st  
Milwaukie, OR 97267

File No.: 7032-3964632 (KK)  
Date: June 22, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

2022-009632

Klamath County, Oregon

08/08/2022 11:47:01 AM

Fee: \$87.00

#### STATUTORY WARRANTY DEED

**Joe Sandoval, successor trustee of the Sandoval Living Trust dated November 12, 2020,**  
Grantor, conveys and warrants to **Patrick M. VanDomelen and Jennifer A. VanDomelen**, 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:

**LOTS ONE (1) AND TWO (2), BLOCK FIVE (5), SUN FOREST ESTATES, TRACT 1060  
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.
2. The **2022/2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$150,000.00**. (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 22 day of July, 2022

The Sandoval Living Trust dated November 12, 2020

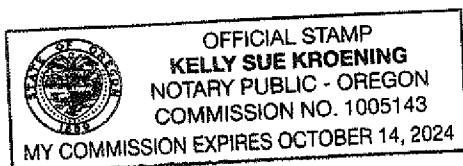
Joe Sandoval  
Joe Sandoval, Successor Trustee

STATE OF Oregon )

County of Washington )

)ss.

This instrument was acknowledged before me on this 22 day of July, 2022 by as of Joe Sandoval, successor trustee of the Sandoval Living Trust dated November 12, 2020, on behalf of the Trust .



Notary Public for Oregon  
My commission expires: 10/14/2024