



After recording return to:
Joseph Forrest Cullen and Briana
Ashley Cullen
7118 Verda Vista Place
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Joseph Forrest Cullen and Briana
Ashley Cullen
7118 Verda Vista Place
Klamath Falls, OR 97603

File No.: 7161-3975614 (SA)

Date: July 19, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Margaret A. "Peggy" Skillin, Trustee of the Peggy Skillin Revocable Living Trust, Grantor, conveys and warrants to **Briana Ashley Cullen and Joseph Forrest Cullen, as tenants by the entirety**, 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 30, Block 1, SUNSET EAST, according to the official plat thereof on file in the Office of the County Clerk in 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 **\$385,000.00**. (Here comply with requirements of ORS 93.030)

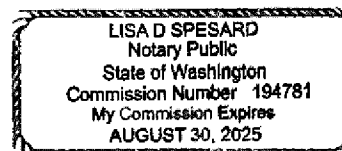
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 15th day of AUGUST, 2022.

Margaret A. "Peggy" Skillin, Trustee of the
Peggy Skillin Revocable Living Trust

Margaret A. (Peggy) Skillin
Margaret A. "Peggy" Skillin, Trustee

STATE OF WASHINGTON)
~~Oregon~~ ~~LDS~~)
County of SAN JUAN) ss.
~~Klamath~~ ~~LDS~~)



This instrument was acknowledged before me on this 15th day of AUGUST, 2022
by Margaret A. "Peggy" Skillin as Trustee of Peggy Skillin Revocable Living Trust, on behalf of the Trust.



LDS
Notary Public for ~~Oregon~~
My commission expires: 08302025