



2022-012211
Klamath County, Oregon
10/12/2022 01:39:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael David Arbegast and Tracy J. Foster-Arbegast
2011 Bidwell Bar Dr
Plumas Lake, CA 95961

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

Michael David Arbegast and Tracy J. Foster-Arbegast
2011 Bidwell Bar Dr
Plumas Lake, CA 95961
File No. 557580AM

STATUTORY WARRANTY DEED

Ronald Hendricks Revocable Living Trust dated 08/31/2021, Janice S. Nutter, Successor Trustee

Grantor(s), hereby convey and warrant to

Michael David Arbegast and Tracy J. Foster-Arbegast,

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 22, Block 4, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-036B0-13300

The true and actual consideration for this conveyance is \$405,000.00.

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

Return To: 
AmeriTitle

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 3 day of OCTOBER, 2022

Ronald Hendricks Revocable Living Trust

By: Janice S. Nutter, Successor Trustee
Janice S. Nutter, Successor Trustee

State of WASHINGTON } ss.
County of CLARK }

On this 3 day of OCTOBER, 2022, before me, GARY PRIDDY a Notary Public in and for said state, personally appeared Janice S. Nutter known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Ronald Hendricks Revocable Living Trust dated 08/31/2021, and acknowledged to me that he/she/they executed the same as Successor 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.

Gary Priddy
Notary Public for the State of WASHINGTON »
Residing at: BATTIK GRIND
Commission Expires: 1/3/26

