

After Recording Return To:
First American Title



After recording return to:
Kenneth W. Cutsforth and Margo A.
Cutsforth
1334 Hackett Drive
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Kenneth W. Cutsforth and Margo A.
Cutsforth
1334 Hackett Drive
La Pine, OR 97739

File No.: 7061-4012264 (JNR)
Date: November 02, 2022

2022-014242

Klamath County, Oregon

12/14/2022 11:14:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Rick W. Hillman and Sherry L. Hillman, as tenants by the entirety, Grantor, conveys and warrants to **Kenneth W. Cutsforth and Margo A. Cutsforth, 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 8, BLOCK 9, FIRST ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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.

The true consideration for this conveyance is **\$479,900.00**. (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 12 day of December, 2022.

Rick W. Hillman

Rick W. Hillman

Sherry L. Hillman

Sherry L. Hillman

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 12 day of December, 2022
by **Rick W. Hillman and Sherry L. Hillman.**

ELIZABETH SUE BOYER
NOTARY PUBLIC - OREGON
COMMISSION NO. 998048
MY COMMISSION EXPIRES MARCH 31, 2024

Elizabeth Sue Boyer

Notary Public for Oregon

My commission expires: March 31, 2024

This notarial act involved the use of communication technology