



THIS SPACE RESERVED FOR

2023-001011

Klamath County, Oregon

02/14/2023 09:14:02 AM

Fee: \$87.00

After recording return to:

Kuhlman Builders Inc., an Oregon Corporation

PO Box 5714

Klamath Falls, OR 97601

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

Kuhlman Builders Inc., an Oregon Corporation

PO Box 5714

Klamath Falls, OR 97601

File No. 577400AM

STATUTORY WARRANTY DEED

Charles LaBuwi, as Trustee of the Charles LaBuwi Trust dated April 21, 2015, and his successors in Trust,
Grantor(s), hereby convey and warrant to

Kuhlman Builders Inc., an Oregon Corporation,

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:

Parcel 3 of Land Partition 17-06, replat of Lot 8 and a Portion of Lot 7 of Tract 1291-Lake Ridge Park and Lot 8, 9 and 10 of Tract 1432-Quail Point Estates situated in NE1/4 NW1/4 Section 30, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$48,000.00.

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:

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 9 day of FEB 2023

Charles LaBuwi Trust

By: Charles LaBuwi, trustee
Charles LaBuwi, Trustee

State of Florida) ss.

County of MARTIN

On this 9 day of February, 2023, before me,

DAWN STEINHURST

a Notary Public in and for said state,

personally appeared Charles LaBuwi known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Charles LaBuwi Trust dated April 21, 2015, 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.

Notary Public for the State of Florida»

Residing at: 1524 SE Royal Green Cir W101, Port St Lucie, FL

Commission Expires: 5/11/23

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