

6296 Alva Ave, Klamath Falls

2023-001262
Klamath County, Oregon



00311836202300012620030033

02/23/2023 10:09:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Ian T. Richardson
Gleaves Swearingen LLP
975 Oak Street, Suite 800
Eugene, Oregon 97401

OREGON STATUTORY WARRANTY DEED

Gary D. Cupit and Lori R. Cupit, as Tenants by the Entirety, Grantors, convey and warrant to Gary D. Cupit and Lori R. Cupit, Trustees of the Cupit Living Trust dated January 26, 2023, Grantee, the real property described below, free of encumbrances except as specifically set forth herein:

Lot 9 in Block 5 of SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting: easements, reservations and restrictions of record.

The true consideration for this conveyance is other property or value.

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

Gary. D. Cupit and Lori R. Cupit, Trustees
11578 Youngstown Road
Turlock, CA 95380

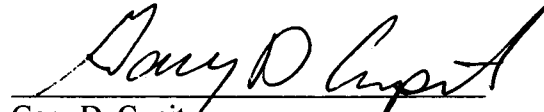
Tax Account Number: 506063

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

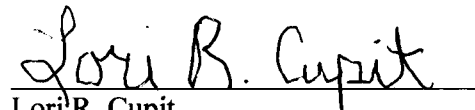
6296 Alva Ave, Klamath Falls

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: Feb. 14, 2023



Gary D. Cupit



Lori R. Cupit

STATE OF _____
County of _____

On this ____ day of _____, 2023, personally appeared the above named Gary D. Cupit, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon

STATE OF _____
County of _____

On this ____ day of _____, 2023, personally appeared the above named Lori R. Cupit, and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon

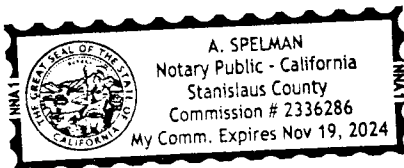
see attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)
On Feb. 14, 2023 before me, A. Spelman, notary public,
Date Here Insert Name and Title of the Officer
personally appeared Gary D. Cupit and Lori R. Cupit
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Oregon Statutory Warranty Deed Date: 2/14/2023
Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____