

2023-002420

Klamath County, Oregon



00313282202300024200040048

04/05/2023 11:47:13 AM

Fee: \$97.00

Recording Office

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to: ORS 205.234(1)(c)

Matthew Robert Pusateri
30318 Thunderbear Lane
Bonanza Oregon, [97623]

1. Title(s) of the transaction(s) Warranty Deed ORS 205.234(1)(a)
Special Deposit C.J.S Volume 9
Land Title correction C.J.S Volume 73
Title equitable U.S. Court of Appeals 9th cir NO. 00-36031

2. Direct party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)

Michael E. Long

3. Indirect party(ies) / grantee(s) Name(s) ORS 205.234(1)(b)

Matthew Robert Pusateri

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 18,000.00

Other:

5. Send tax statements to: ORS 205.234(1)(e)

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant: ORS 205.234(1)(f)

\$

8. Previously recorded document reference: #2015-013413

9. If this instrument is being re-recorded complete the following statement: ORS 205.244(2)

* "Rerecorded at the request of matthew robert Pusateri; beneficiary, Trustor
to correct Status, standing, covenants, encumbrances for Special Deposit
previously recorded in book _____ and page _____, or as fee number _____."

To add attachment

Returned at Counter

VEN
EGON
15533
34, 2025

2015-013413

Klamath County, Oregon

BLO

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00179771201500134130010012

12/14/2015 08:49:25 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Michael E. Long
15731 SW Oberst Ln PB 1148
Sherwood Oregon 97140
Grantor's Name and Address

Matthew R. Pusateri
30318 Thunderbear Lane
Bonanza Oregon 97623
Grantee's Name and Address

After recording, return to (Name and Address):
Matthew R. Pusateri
30318 Thunderbear Lane
Bonanza Oregon 97623

Until requested otherwise, send all tax statements to (Name and Address):
Matthew R. Pusateri
30318 Thunderbear Lane
Bonanza Oregon 97623

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that *** Michael E. Long ***

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by *** Matthew R. Pusateri ***
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lot 50, Block 14, Klamath Falls Forest Estates, Hwy 66, Plat 1

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,000.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 12/08/15; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Michael E. Long
Michael E. Long

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on 12/08/15,

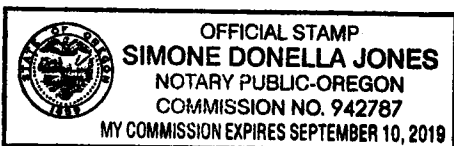
by Michael E. Long

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 09/10/2019

Special Deposit

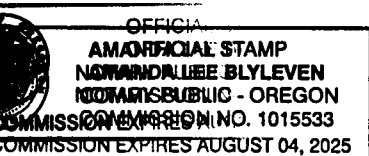
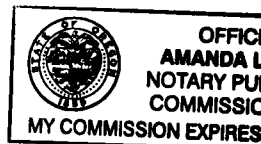
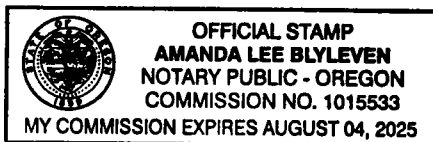
Matthew Robert: Family of Pusateri, beneficiary, Trustor, and
Secured-party to the Social Security Cestui que Trust MATTHEW
ROBERT PUSATERI ('we, us, our'), Without prejudice
30318 Thunderbird Road
Bonanza, republic of Oregon, Near [97623]
Liable 200 # RF 486 550 153 US

Notice as to Declared intent or purposes of the tender of
designation of
Payment as a special deposit order of the Payee and beneficiary
and is to be credited to depositors account as accord
satisfaction and payment in full and a discharge of any and all
outstanding liabilities
C.J.S. ;Vol. 9, pg 265.sec 296
Designation: special court of equity.

Matthew Robert: Family of Pusateri, beneficiary, Trustor, and
Secured-party to the Social Security Cestui que Trust MATTHEW
ROBERT PUSATERI ('we, us, our'),
Without prejudice U.C.C. 1-308
02/08/2023

By: Matthew Robert Pusateri -beneficiary
(Seal)

Notary [Signature]



Or. R. Civ. P. 26

As amended through November 21, 2022

Rule 26 - Real Party in Interest; Capacity of Partnerships and Associations

(A) Real party in interest. Every action shall be prosecuted in the name of the real party in interest. An executor, administrator, guardian, conservator, bailee, trustee of an express trust, a party with whom or in whose name a contract has been made for the benefit of another, or a party authorized by statute may sue in that party's own name without joining the party for whose benefit the action is brought; and when a statute of this state so provides, an action for the use or benefit of another shall be brought in the name of the state. No action shall be dismissed on the ground that it is not prosecuted in the name of the real party in interest until a reasonable time has been allowed after objection for ratification of commencement of the action by, or joinder or substitution of, the real party in interest; and such ratification, joinder, or substitution shall have the same effect as if the action had been commenced in the name of the real party in interest.

(B) Partnerships and associations. Any partnership or other unincorporated association, whether organized for profit or not, may sue in any name which it has assumed and be sued in any name which it has assumed or by which it is known. Any member of the partnership or other unincorporated association may be joined as a party in an action against the partnership or unincorporated association.

Or. R. Civ. P. 26

CCP 12/2/1978; amended by CCP 12/13/1980

C.J.S.; Vol. 9, pg 265, Sec 296 - Special deposits

C.J.S.; Vol 73 pg 197 through 218 - land patents