



2023-003104
Klamath County, Oregon
04/25/2023 02:00:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Don Purio Development Co. LLC, an Oregon Limited
Liability Company
2744 Homedale Rd.
Klamath Falls, OR 97603

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

Don Purio Development Co. LLC, an Oregon Limited
Liability Company
2744 Homedale Rd.
Klamath Falls, OR 97603
File No. 586995AM

STATUTORY WARRANTY DEED

Randy L. Shaw and Carolyn J. Show, Trustees of the Randy L. Shaw and Carolyn J. Shaw Family Trust,
Grantor(s), hereby convey and warrant to

Don Purio Development Co. LLC, an Oregon Limited Liability Company,

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 100, Tract 1437, The Woodlands Phase 2, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$25,000.00.

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 25 day of April, 2023

Randy L. Shaw and Carolyn J. Shaw Family Trust

By: Randy L. Shaw
Randy L. Shaw, Trustee

By: Carolyn J. Shaw
Carolyn J. Shaw, Trustee

State of Oregon} ss.
County of Klamath}

On this 25 day of April, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Randy L. Shaw and Carolyn J. Shaw known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the the Randy L. Shaw and Carolyn J. Shaw Family Trust, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon»
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

