

2023-003423**Klamath County, Oregon**

05/05/2023 09:06:01 AM

Fee: \$92.00

Grantor
Scott A. Sayyah and Nathan D. Sayyah 31373 SW Chia Loop Wilsonville, OR 97070
Grantee
Danielle Denoux-Magnus, Trustee and Terry Joel Denoux, Trustee of The Danielle Denoux-Magnus Revocable Living Trust, dated June 5, 2002 17390 SW Reusser Court Beaverton, OR 97007
After recording return to
Danielle Denoux-Magnus, Trustee and Terry Joel Denoux, Trustee of The Danielle Denoux-Magnus Revocable Living Trust, dated June 5, 2002 17390 SW Reusser Court Beaverton, OR 97007
Until requested, all tax statements shall be sent to
Danielle Denoux-Magnus, Trustee and Terry Joel Denoux, Trustee of The Danielle Denoux-Magnus Revocable Living Trust, dated June 5, 2002 17390 SW Reusser Court Beaverton, OR 97007 Tax Acct No(s): 375622

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Scott A. Sayyah and Nathan D. Sayyah, as tenants in common, Grantor(s) convey and warrant to Danielle Denoux-Magnus, Trustee and Terry Joel Denoux, Trustee of The Danielle Denoux-Magnus Revocable Living Trust, dated June 5, 2002, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$515,270.00**. (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.

Executed this ^{28th} ~~2~~^{3rd} day of May, 2023

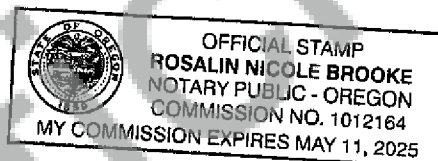
Scott A. Sayyah
Scott A. Sayyah

Nathan D. Sayyah
Nathan D. Sayyah

STATE OF OREGON
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 3 day of May, 2023 by Scott A. Sayyah.

Rosalin Nicole Brooke
Notary Public for Oregon
My Commission Expires: 5.11.25



STATE OF OREGON
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 3 day of May, 2023 by Nathan D. Sayyah.

Rosalin Nicole Brooke
Notary Public for Oregon
My Commission Expires: 5.11.25

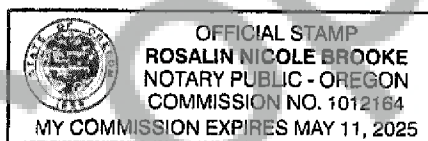


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3, Block 14 of Dixon Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Unofficial
Copy