



2023-004905
Klamath County, Oregon
06/26/2023 02:20:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ruth Claire Black

5024 Swallow Ct

Klamath Falls, OR 97601

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

Ruth Claire Black

5024 Swallow Ct

Klamath Falls, OR 97601

File No. 593628AM

STATUTORY WARRANTY DEED

**Jeffrey Thomas Graham as the Successor Trustee of the Thomas Frank Graham Revocable Living Trust,
dated May 3, 2023,**

Grantor(s), hereby convey and warrant to

Ruth Claire Black,

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 1109, Tract 1427, a replat of Lots 318, 319, 320, 321, 323 and common area "A" of Tract 1363 REPLAT
OF RUNNING Y RESORT, PHASE 4, FIRST ADDITION, according to the official plat thereof on file in
the office of the County Clerk of Klamath County Oregon.**

The true and actual consideration for this conveyance is \$385,000.00.

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 17 day of June, 2023.

Thomas Frank Graham Revocable Living Trust

By: Jeffrey Thomas Graham, Successor Trustee
Jeffrey Thomas Graham, Successor Trustee

State of CALIFORNIA } ss.
County of San Bernardino }

On this 17th day of June, 2023, before me, Murial Diana Taylor a Notary Public in and for said state, personally appeared Jeffrey Thomas Graham known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Thomas Frank Graham Revocable Living Trust, dated May 3, 2023, 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.

Murial Diana Taylor
Notary Public for the State of CALIFORNIA
Residing at: Apple Valley, CA
Commission Expires: 2/12/2024

