



2023-005426
Klamath County, Oregon
07/03/2023 02:54:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Benjamin D. Wilson and Meagan C. Wilson

14413 Hwy. 66

Klamath Falls, OR 97601

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

Benjamin D. Wilson and Meagan C. Wilson

14413 Hwy. 66

Klamath Falls, OR 97601

File No. 591757AM

STATUTORY WARRANTY DEED

George W. Lawton Jr. and Elizabeth Lynn Lawton as Trustees of The George W. Lawton, Jr. and Elizabeth Lynn Lawton Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Benjamin D. Wilson and Meagan C. Wilson, as Tenants by the Entirety,

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 11, Block 2 of TRACT NO. 1121, FIRST ADDITION TO KENO HILLSIDE ACRES, 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 \$448,050.00.

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 28 day of June, 2023

George W. Lawton, Jr. and Elizabeth Lynn Lawton Revocable Living Trust

By: George W. Lawton Jr.
George W. Lawton Jr., Trustee

By: Elizabeth Lynn Lawton
Elizabeth Lynn Lawton, Trustee

State of Oregon} ss.
County of Klamath}

On this 28 day of June, 2023, before me, Melissa Cook, a Notary Public in and for said state, personally appeared George W. Lawton Jr. and Elizabeth Lynn Lawton known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the George W. Lawton Jr. and Elizabeth Lynn Lawton Revocable Living Trust, and acknowledged to me that he/she/they executed the same as 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.

Melissa Cook
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/7/24

