



THIS SPACE RESERVED FOR

2023-005442
Klamath County, Oregon
07/05/2023 09:17:02 AM
Fee: \$87.00

After recording return to:

Bradley Allen Trump and Jessica Ann Trump

2730 Glacier Dr

Klamath Falls, OR 97603

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

Bradley Allen Trump and Jessica Ann Trump

2730 Glacier Dr

Klamath Falls, OR 97603

File No. 597071AM

STATUTORY WARRANTY DEED

James Martin Walthers, Sr., Trustee of the James and Dian Walthers Revocable Trust uad 4-20-2001,

Grantor(s), hereby convey and warrant to

Bradley Allen Trump and Jessica Ann Trump, 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 22, HIDDEN VALLEY PHASE 1 - TRACT 1533, 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 \$460,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 30 day of June, 2023

James and Dian Walthers Revocable Trust uad 4-20-2001

By: James M Walther Sr.
James Martin Walthers Sr., Trustee

State of Oregon} ss.
County of Klamath}

On this 30 day of June, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared James Martin Walthers, Sr. known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the James and Dian Walthers Revocable Trust uad 4-20-2001, 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.

MCook
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/7/26

