



2023-007054

Klamath County, Oregon



00318759202300070540020029

THIS SPA

08/18/2023 10:40:46 AM

Fee: \$87.00

After recording return to:

Jason Martin Alston and Christine Colette Redford

5206 Mazama Dr

Klamath Falls, OR 97603

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

Jason Martin Alston and Christine Colette Redford

5206 Mazama Dr

Klamath Falls, OR 97603

File No. 600845AM

STATUTORY WARRANTY DEED

Corie Slaton, now known as, Corie Rasdal, Successor Trustee of the James T. Welch Trust, uad November 18, 2008, and his successors in Trust,

Grantor(s), hereby convey and warrant to

Jason Martin Alston and Christine Colette Redford, with right of survivorship,

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 8 in Block 2 of Tract 1044, Wembly Park, 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 \$325,000.00.

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

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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 11 day of August, 2023

James T. Welch Trust, uad November 18, 2008, and his successors in Trust

By: Corie Rasdal
Corie Rasdal, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 11 day of August, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Corie Rasdal known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the James T. Welch Trust, uad November 18, 2008, and his successors in 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.

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

