



2023-007294

Klamath County, Oregon

08/25/2023 09:46:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Aerial Hefington

1655 Portland St

Klamath Falls, OR 97601

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

Aerial Hefington

1655 Portland St

Klamath Falls, OR 97601

File No. 600274AM

STATUTORY WARRANTY DEED

Anne M. Mousseau, Trustee of the Mousseau Living Trust,

Grantor(s), hereby convey and warrant to

Aerial Hefington,

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 17 in Block 18 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the county clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$210,000.00.

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 23 day of August, 2023

The Mousseau Living Trust

By: Anne M. Mousseau
Anne M. Mousseau, Trustee
Mousseau

State of Oregon} ss.
County of Klamath}

On this 23 day of August, 2023, before me,
Lisa Legget Weatherby a Notary Public in and for said state, personally
appeared Anne M. Mousseau known or identified to me to be the person whose name is subscribed to the foregoing instrument
as trustee of the the Mousseau 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10/1/2023

