

**2023-008004**

**Klamath County, Oregon**



00319881202300080040020022

09/13/2023 10:53:00 AM

Fee: \$87.00

After Recording Return to:  
Simmons Law, P.C.  
2270 NW Aviation Dr, Ste 4  
Roseburg, OR 97470

Until a change is requested all tax statements  
shall be sent to the following address:  
Scott W. Lewis and Susan A. Lewis, Trustees  
of the Lewis Family Trust dated September 6, 2023  
10216 Kingbird Ct.  
Klamath Falls, OR 97601

Consideration: \$0

**WARRANTY DEED - STATUTORY FORM**

Scott W. Lewis and Susan A. Lewis, as tenants by entirety, Grantors, convey and warrant to Scott W. Lewis and Susan A. Lewis, Trustees of the Lewis Family Trust dated September 6, 2023, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

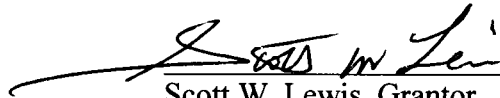
**Lot 574 of RUNNING Y RANCH RESORT, PHASE 5, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

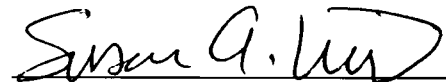
Subject to: Easements, conditions, and restrictions of record.

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.

(Signatures follow)

Dated this 6 day of September, 2023.

  
\_\_\_\_\_  
Scott W. Lewis, Grantor

  
\_\_\_\_\_  
Susan A. Lewis, Grantor

STATE OF OREGON            )  
                                      ) ss.  
County of DOUGLAS        )

This instrument was acknowledged before me on September 6, 2023, by Scott W. Lewis and Susan A. Lewis.



  
\_\_\_\_\_  
Notary Public – State of Oregon