



2023-008052  
Klamath County, Oregon  
09/14/2023 01:43:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Richard Husel

5786 Mesa Mountain Dr.

Las Vegas, NV 89135

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

Richard Husel

5786 Mesa Mountain Dr.

Las Vegas, NV 89135

File No. 602402AM

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### STATUTORY WARRANTY DEED

**Randy Fink, Trustee of the Howard Mer Fink Living Trust Dated April 19, 2019,**

Grantor(s), hereby convey and warrant to

**Richard Husel,**

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 1, Block 44, Tract No. 1184, OREGON SHORES UNIT NO. 2, FIRST ADDITION, 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 \$6,000.00.

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 12 day of Sept 2023

Howard Mer Fink Living Trust

By: R. Fink  
Randy Fink, Trustee

State of Nevada } ss.  
County of Clark }

On this 12<sup>th</sup> day of September, 2023, before me, Renée Karcich, a Notary Public in and for said state, personally appeared Randy Fink known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Howard Mer Fink 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.

Renée Karcich  
Notary Public for the State of Nevada »  
Residing at: Clark County  
Commission Expires: 3/7/2025

