



2023-008331
Klamath County, Oregon
09/25/2023 10:49:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John Arthur Clark
8501 Browns Creek Lane
Canoga Park, CA 91304

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

John Arthur Clark
8501 Browns Creek Lane
Canoga Park, CA 91304
File No. 607223AM

STATUTORY WARRANTY DEED

James John Sobell and Debra Ann Sobell, as Trustees of the Sobell Family Trust, U/A dated June 15, 1999,

Grantor(s), hereby convey and warrant to

John Arthur Clark,

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 843, RUNNING Y RESORT, PHASE 11, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$40,000.00.

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 21 day of September, 2023.

Sobell Family Trust, U/A dated June 15, 1999

By:

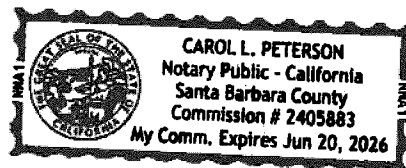
James John Sobell
James John Sobell, Trustee

State of Ca. } ss.
County of Santa Barbara }

On this 21 day of September, 2023, before me, CAROL L. PETERSON a Notary Public in and for said state, personally appeared James John Sobell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Sobell Family Trust, U/A dated June 15, 1999, 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.

Carol L. Peterson
Notary Public for the State of CA.
Residing at: 501 W. AVE. CA
Commission Expires: 6-20-26



Sobell Family Trust, U/A dated June 15, 1999

By Debra Ann Sobell Trustee
Debra Ann Sobell, Trustee

State of WASHINGTON } ss.
County of KING }

On this 21 day of September, 2023, before me, AARON NICHOLS a Notary Public in and for said state, personally appeared Debra Ann Sobell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Sobell Family Trust, U/A dated June 15, 1999, 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.

Aaron Nichols
Notary Public for the State of WASHINGTON
Residing at: SEATTLE WA
Commission Expires: 02/07/2026

