

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Erik C. Larsen
Jarvis, Glatte, Larsen & Bunick, LLP
823 Alder Creek Drive
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

No Change.

STATUTORY WARRANTY DEED

THOMAS E. AMES and CYNTHIA D. AMES, as "Grantors," do hereby convey and warrant unto THOMAS E. AMES and CYNTHIA D. AMES, trustees of the AMES FAMILY TRUST dated December 13, 2023, as "Grantee," all of their right, title and interest in and to that certain real property located in Klamath County, Oregon, free of encumbrances other than those current of record, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

The consideration for this transfer is zero dollars.

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.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their name to this instrument effective this December 13, 2023.

GRANTORS:



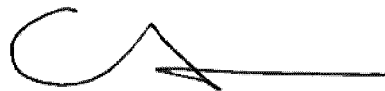
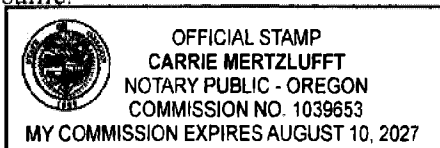
Thomas E. Ames



Cynthia D. Ames

STATE OF OREGON)
) ss.
County of Jackson)

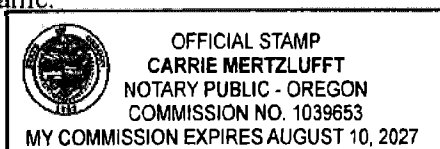
On this December 13, 2023, before me, the undersigned Notary Public in and for said State, personally appeared THOMAS E. AMES, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Notary Public for the State of Oregon

STATE OF OREGON)
) ss.
County of Jackson)

On this December 13, 2023, before me, the undersigned Notary Public in and for said State, personally appeared CYNTHIA D. AMES, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



Notary Public for the State of Oregon

EXHIBIT A

APN: R562304

**LOT 11 IN BLOCK 10 OF TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE,
ACCORDING TO THE OFFICIAL PLAT, THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE WESTERLY 3 FEET
THEREOF.**

Warranty Deed (6311_6307_6309_Onyx Ave. Klamath Falls)