



2024-000364
Klamath County, Oregon
01/12/2024 12:58:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Denis Gene Gibbons, Trustee of the ULBNVUS Living
Trust U/T/D February 19, 2014
978 Bench Rd.
Fallon, NV 89406

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

Denis Gene Gibbons, Trustee of the ULBNVUS Living
Trust U/T/D February 19, 2014
978 Bench Rd.
Fallon, NV 89406
File No. 617460AM

STATUTORY WARRANTY DEED

Lesley J. Hudson, Trustee of the Lee M. Hudson Revocable Trust dated 4/16/2002,

Grantor(s), hereby convey and warrant to

Denis Gene Gibbons, Trustee of the ULBNVUS Living Trust U/T/D February 19, 2014,

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:

**A portion of Lot 26 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath
County, Oregon, being a strip of land bounded on the East by the West boundary of State Highway No. 427,
bounded on the West by Agency Lake, bounded on the South by the South line of Lot 26 and bounded on
the North by a line 110 feet North of and parallel to the South boundary of said Lot 26.**

The true and actual consideration for this conveyance is \$150,000.00.

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:

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 10 day of JAN 2024.

Lee M. Hudson Revocable Trust

By: Lesley J. Hudson
Lesley J. Hudson, Trustee

State of Washington} ss.

County of OKANOGAN

On this 10th day of January, 2024, before me, Amy Jo Morris a Notary Public in and for said state, personally appeared Lesley J. Hudson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the , 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.

Amy Jo Morris
Notary Public for the State of Washington»

Residing at: OROVILLE

Commission Expires: 9-16-2025

