



2024-001795  
Klamath County, Oregon  
03/08/2024 02:43:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR REC

2024-001890  
Klamath County, Oregon  
03/13/2024 09:24:01 AM  
Fee: \$87.00

After recording return to:

Judah Marchessault

575 Joe Wright Rd.

Klamath Falls, OR 97603

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

Judah Marchessault

575 Joe Wright Rd.

Klamath Falls, OR 97603

File No. 623808AM

Rerecorded at the request of title to correct Spelling of name. Previously recorded in book 2024 and page 001795

### STATUTORY WARRANTY DEED

Cody Bush, Successor Trustee of the Henry Edwards and ~~Corinne Edwards~~ Revocable Living Trust  
dated October 13, 2014

\*  
~~Corinne~~  
\*Corinne

Grantor(s), hereby convey and warrant to

Judah Marchessault,

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 4, Block 4, DIXON SECOND ADDITION to Klamath Falls, Oregon, 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 \$160,000.00.

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 8 day of March, 2024.

The Henry Edwards and ~~Corinne~~ <sup>\*XXXXXX</sup> Edwards Revocable Living Trust dated October 13, 2014  
\*Corinne

By: Cody Bush  
Cody Bush, Successor Trustee

State of Orege } ss.  
County of Orege }

On this 8 day of March, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Cody Bush known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Henry Edwards and ~~Corinne~~ <sup>\*XXXXXX</sup> Edwards Revocable Living Trust dated October 13, 2014, and acknowledged to me that he/she/they executed the same as Trustee.  
\*Corinne

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa Cook  
Notary Public for the State of Orege »  
Residing at: Orege  
Commission Expires: 3/7/26

