

2024-002138

Klamath County, Oregon

03/21/2024 10:59:01 AM

Fee: \$92.00



After recording return to:
Carlson Family Trust dated
September 30, 2021
12466 SouthEast Verlie Street
Happy Valley, OR 97086

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

Carlson Family Trust dated
September 30, 2021
12466 SouthEast Verlie Street
Happy Valley, OR 97086

File No.: 7161-4143793 (lb)

Date: March 05, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kari J. Lundgren, Successor Trustee of the Jean O. Lundgren Family Trust dated June 1, 2005, Grantor, conveys and warrants to **Christopher Deual Carlson and Christina Trinh Carlson, Trustees of the Carlson Family Trust dated September 30, 2021**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 41 TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$342,000.00**. (Here comply with requirements of ORS 93.030)

APN: **891992**

Statutory Warranty Deed
- continued

File No.: **7161-4143793 (lb)**

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 20th day of March, 2024.

Kari J. Lundgren, Successor Trustee of the
Jean O. Lundgren Family Trust dated June
1, 2005

Kari J. Lundgren, Successor Trustee
Kari J. Lundgren, Successor Trustee

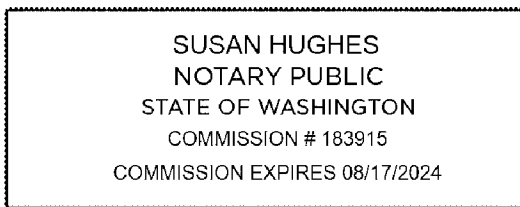
APN: **891992**

Statutory Warranty Deed
- continued

File No.: **7161-4143793 (lb)**

STATE OF Washington)
)ss.
County of Pierce)

This instrument was acknowledged before me on this 20th day of March, 2024
by Kari J. Lundgren as Successor Trustee of the Jean O. Lundgren Family Trust dated June 1,
2005, on behalf of the Trust.



A handwritten signature in black ink, appearing to read "Susan Hughes", written over a horizontal line.

Notary Public for Washington
My commission expires: 08/17/2024

Notarized remotely online using communication technology via Proof.