



2024-002525
Klamath County, Oregon
04/04/2024 11:31:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nick Buckingham and Ashlee O'Shea

2123 Jeffery Ln.

Klamath Falls, OR 97603

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

Nick Buckingham and Ashlee O'Shea

2123 Jeffery Ln.

Klamath Falls, OR 97603

File No. 626554AM

STATUTORY WARRANTY DEED

Dixie Louise McCadden, Successor Trustee of the Sharon Louise McCadden Revocable Living Trust dated June 23, 2022,

Grantor(s), hereby convey and warrant to

Nick Buckingham and Ashlee O'Shea,

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 26 in Tract 1304 of PLEASANT VISTA, according to the official Plat thereof on file October 1, 1998 in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is \$350,000.00.

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 2 day of April, 2024

Sharon Louise McCadden Revocable Living Trust dated June 23, 2022

By: [Signature]
Dixie Louise McCadden, Successor Trustee

State of Oregon } ss.
County of Polk }

On this 2 day of April, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustee of the Sharon Louise McCadden Revocable Living Trust dated June 23, 2022, and acknowledged to me that he/she/they executed the same as Successor 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.

[Signature]
Notary Public for the State of Oregon
Residing at [Signature]
Commission Expires: 3/7/26

