AmeriTitle

THIS SPACE RESERVED FOR REC

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

2024-002605
Klamath County, Oregon
04/08/2024 02:03:01 PM
Fee: $87.00

Rerecorded at the request of the county to correct vesting and notary. Previously recorded in book 2024 and page 002525

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, with Rights of Survivorship

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:

Page 2 Statutory Warranty Deed
Escrow No. 626554AM

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: _____
    Dixie Louise McCadden, Successor Trustee

State of _____Oregon_____ } ss.
County of _____Douglas_____ }

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.   *Dixie Louise McCadden

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

_____
Notary Public for the State of _____Oregon_____
Residing at: _____
Commission Expires: 3/7/26

OFFICIAL STAMP
MELISSA RENEE COOK
NOTARY PUBLIC-OREGON
COMMISSION NO. 1022472
MY COMMISSION EXPIRES MARCH 07, 2026