

**RECORDING REQUESTED BY:**



**Fidelity National Title**  
Company of Oregon

500 Liberty St. SE, Ste 200  
Salem, OR 97301

**GRANTOR'S NAME:**

Shaun and Tamara Swift Family  
Trust UAD 2/21/2023

**GRANTEE'S NAME:**

Jacob Kantola, Kailin Kantola, and  
Twister Mccomas

**AFTER RECORDING RETURN TO:**

**Order No.:** 60222401446-MS  
Jacob Kantola, Kailin Kantola and  
Twister Mccomas  
401 Ecols St. N 5  
Monmouth, OR 97361

**SEND TAX STATEMENTS TO:**

Jacob Kantola  
401 Ecols St. N 5  
Monmouth, OR 97361

APN/Parcel ID(s): 162923  
Tax/Map ID(s): 2607-001A0-08500  
10 Muttonchop, Crescent Lake, OR 97733

**STATUTORY WARRANTY DEED**

**Shaun J. Swift and Tamara A. Swift, Trustees of the Shaun and Tamara Swift Family Trust UAD 2/21/2023**, Grantor, conveys and warrants to **Jacob Kantola and Kailin Kantola and Twister Mccomas, each as to an undivided one-third interest**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 10 in Block 11 of TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINETY THOUSAND AND NO/100 DOLLARS **(\$90,000.00)**. (See ORS 93.030).

**Subject to:**

1. Special Assessment disclosed by the Klamath tax rolls: For: Fire Patrol Surcharge
2. Special Assessment disclosed by the Klamath tax rolls: For: Walker Range Timber
3. The provisions contained in Deed,  
Recorded: December 2, 1907,  
Instrument No.: Volume 23, page 302
4. Restrictions as shown on the official plat of said Land.
5. Building Setbacks as shown on the official plat of said Land.
6. Easements as shown on the official plat of said Land.

Fidelity National Title # 60222401446  
Amount \$ 87.00

STATUTORY WARRANTY DEED  
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 30, 2024

Shaun and Tamara Swift Family Trust UAD 2/21/2023

BY: Tamara A. Swift  
Tamara A. Swift  
Trustee

State of OREGON  
County of Lane

This instrument was acknowledged before me on April 30, 2024 by Tamara A. Swift as Trustee of the Shaun and Tamara Swift Family Trust u/t/a February 21, 2023.

Shawna E Wood  
Notary Public - State of Oregon  
My Commission Expires: 5/16/26

