

2024-004628

Klamath County, Oregon

06/07/2024 02:53:02 PM

Fee: \$97.00

## **COVER PAGE FOR OREGON DOCUMENTS**

**Grantor:** Duane Gute Jr.

**Grantor's Mailing Address:** 43320 41st Street West, Lancaster, California 93536

**Grantee:** Duane Gute Jr., Trustee of the Duane Gute Jr. Revocable Trust dated

May 9, 2024  
**Grantee's Mailing Address:** 43320 41st Street West, Lancaster, California 93536

**Type of Document to be Recorded:** WARRANTY DEED

**Consideration:** The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

**Prior Recorded Document Reference:** Quitclaim Deed: Recorded October 10, 2005; Doc. No. 2005-066111

**Situs Address:** vacant lot, no assigned address

**Tax Account Number:** 387799; **Map and Taxlot:** 3711-020A0-02300

**Until a change is requested, all Tax Statements shall be sent to the following address:**

Duane Gute Jr., Trustee  
43320 41st Street West  
Lancaster, CA 93536

**After Recording Return To:**

uDeed, LLC - 114270  
1349 Galleria Drive, Suite 100  
Henderson, NV 89014-8624

**Prepared By:**

Duane Gute Jr.  
43320 41st Street West  
Lancaster, CA 93536

## **WARRANTY DEED**

TITLE OF DOCUMENT

**Duane Gute Jr.**, Grantor, conveys and warrants to **Duane Gute Jr., Trustee of the Duane Gute Jr. Revocable Trust** dated May 9, 2024, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

LOT 24, BLOCK 16, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT NO. 1 AS RECORDED IN KLAMATH COUNTY, OREGON.

Tax Account No.: **387799**; Map and Taxlot: **3711-020A0-02300**

Prior Recorded Document Reference: **Quitclaim Deed**; Recorded **October 10, 2005**; Doc. No. **2005-066111**

Subject To:   1. Taxes for the Current fiscal year, paid current  
                  2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and none

**The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION**

Dated this 9 day of May, 2024. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

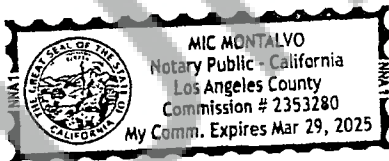
Duane Gute Jr.  
Duane Gute Jr.

STATE OF California  
COUNTY OF Los Angeles ss

This instrument was acknowledged before me this 9 day of May, 2024, by Duane Gute Jr.

NOTARY STAMP/SEAL

Before Me: Mic Montalvo  
NOTARY PUBLIC- STATE OF California  
My Commission Expires: March 29, 2025



# CALIFORNIA NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

On May 9, 2021 before me, Mic Montalvo, Notary Public (insert name and title of the officer), personally appeared Duane Gule Sr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mic Montalvo (Seal)

