



2024-004679
Klamath County, Oregon
06/10/2024 04:04:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joshua M. Poulin and Breezy L. Poulin and
Gabriel Poulin

39265 Scenic St.

Sandy, OR 97055

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

Joshua M. Poulin and Breezy L. Poulin and
Gabriel Poulin

39265 Scenic St.

Sandy, OR 97055

File No. 626500AM

STATUTORY WARRANTY DEED

Cody L. Bush, Successor Trustee of the Henry Edwards and Corinne Edwards Revocable Living Trust dated October 13, 2014,

Grantor(s), hereby convey and warrant to

Breezy L. Poulin and Joshua M. Poulin, as Tenants by the Entirety and Gabriel Poulin, all with right 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:

Beginning at the most Easterly corner of Lot 10 in Block 27 of FIRST ADDITION to the City of Klamath Falls, Oregon; thence in a Northwesterly direction along the Westerly line of Third Street, 38 feet;

thence Southwesterly parallel with Grant Street, 70 feet;

thence Southeasterly parallel with Third Street, 38 feet to the Northerly line of Grant Street;

thence Northeasterly along the Northerly line of Grant Street, 70 feet the point of beginning; being a part of Lots 9 and 10 in said Block and Addition.

The true and actual consideration for this conveyance is \$153,500.00.

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 9th day of June, 2024.

Henry Edwards and Corinne Edwards Revocable Living Trust dated October 13, 2014

By: Cody L. Bush, Successor Trustee
Cody L. Bush, Successor Trustee

State of Virginia } ss.
County of Loudoun }

On this 9th day of June, 2024, before me, Gloria Asare
a Notary Public in and for said state, personally appeared Cody L. Bush known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustee of the Henry Edwards and Corinne Edwards Revocable Living Trust dated October 13, 2014, 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.



Electronic Notary Public

Notary Public for the State of Virginia
Residing at: Loudoun county, VA
Commission Expires: 12/31/2024
Registration No: 7901547



Notarized remotely online using communication technology via Proof.