



2024-005428
Klamath County, Oregon
06/27/2024 08:35:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Domenic Jay Ruffatto and Cynthia Suzanne
Ruffatto

3250 Boardwalk Ave

Eugene, OR 97401

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

Domenic Jay Ruffatto and Cynthia Suzanne
Ruffatto

3250 Boardwalk Ave

Eugene, OR 97401

File No. 638835AM

STATUTORY WARRANTY DEED

**Charles W. Manewal and Caroline E. Manewal, Trustees of the Manewal Joint Revocable Trust
dated January 31, 2013,**

Grantor(s), hereby convey and warrant to

Domenic Jay Ruffatto and Cynthia Suzanne Ruffatto, as Tenants by the Entirety,

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 3 in Block 4 of TRACT 1069, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2607-001C0-00300 165314

The true and actual consideration for this conveyance is \$227,000.00.

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 26 day of June, 2024.

Manewal Joint Revocable Trust

Charles W. Manewal

Charles W. Manewal, Trustee

Caroline E. Manewal

Caroline E. Manewal, Trustee

State of Oregon ss.

County of Deschutes

On this 26th day of June, 2024, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Charles W. Manewal and Caroline E. Manewal known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Manewal Joint Revocable Trust dated January 31, 2013, and acknowledged to me that he/she/they executed the same as 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.

Tiffany Hudson
Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: 4/5/25

