



2024-005450  
Klamath County, Oregon  
06/27/2024 11:48:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Steven C Leighter and Lorie A Leighter

1926 Monterey Lane

Eugene, OR 97401

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

Steven C Leighter and Lorie A Leighter

1926 Monterey Lane

Eugene, OR 97401

File No. 636458AM

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### STATUTORY WARRANTY DEED

**Philip Charles Carlson and Toni Kay Carlson, Trustees c/o Philip Charles Carlson and Toni Kay Carlson Revocable Living Trust dated November 2, 2016,**

Grantor(s), hereby convey and warrant to

**Steven C Leighter and Lorie A Leighter, 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 13 in Block 3 of FIRST ADDITION TO CRES-DEL ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

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

**2407-007B0-05300 145667**

**The consideration paid for the transfer is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

Return to:

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 21 day of JUNE, 2024.

Philip Charles Carlson and Toni Kay Carlson, Trustees C/O Philip Charles Carlson and Toni Kay Carlson  
Revocable Living Trust

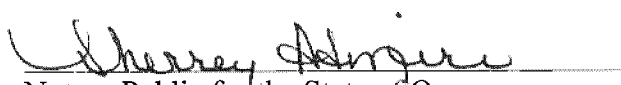
  
Philip Charles Carlson, Trustee

  
Toni Kay Carlson, Trustee

State of Oregon ss.  
County of WASHINGTON }

On this 21 day of June, 2024, before me, Sherrey Admire a Notary Public in and for said state, personally appeared Philip Charles Carlson and Toni Kay Carlson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Philip Charles Carlson and Toni Kay Carlson Revocable Living Trust dated November 2, 2016, 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.

  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 10-12-2026

