

2024-006038

Klamath County, Oregon

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



00331026202400060380040046

07/15/2024 10:47:20 AM

Fee: \$97.00

THIS SPACE RESERVED FOR USE BY
Recording Office

After recording return to:

ORS 205.234(1)(c)

Reginald D. Fuqua and Karen R. Fuqua

1516 Green Creek Trail

Beaumont, CA 92223

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Statutory Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Reginald D. Fuqua and Karen Fuqua

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Reginald D. Fuqua and Karen R. Fuqua, Trustees of The Fuqua Family Revocable Living Trust dated June 8, 2024

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 0.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Reginald D. Fuqua and Karen R. Fuqua

1516 Green Creek Trail

Beaumont, CA 92223

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)



FULL



PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$ 0.00

8. Previously recorded document reference: M94-34344**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book and page , or as fee number ."

AFTER RECORDING, RETURN TO:
Reginald D. Fuqua and Karen R. Fuqua

SEND TAX STATEMENTS TO:
Reginald D. Fuqua and Karen R. Fuqua
1516 Green Creek Trail, Beaumont, CA 92223

STATUTORY WARRANTY DEED

Reginald D. Fuqua and Karen Fuqua [NAME OF GRANTOR], with an address
of 1516 Green Creek Trail, Beaumont, CA 92223 [GRANTOR ADDRESS HERE]
("Grantor"), conveys and warrants to Reginald D. Fuqua and Karen R. Fuqua, Trustees of The Fuqua
[NAME OF GRANTEE HERE], whose address is Family Revocable Living Trust dated 6/8/2024.
1516 Green Creek Trail, Beaumont, CA 92223 [GRANTEE ADDRESS HERE],
("Grantee"), the following described real property (the "Property") free of encumbrances, except
as specifically set forth herein:
Land in Klamath [COUNTY NAME HERE] County,
Oregon, described more particularly as follows:

MT SCOTT MEADOW BLK-11 LOT-30

Assessor's Parcel Number: R-3107-001D0-08100

The true consideration for this conveyance is \$0.00.

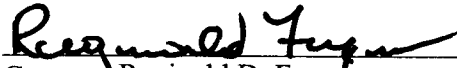
This property is free of liens and encumbrances, EXCEPT: _____

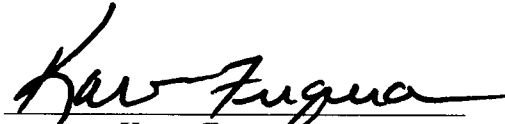
[LIST EXCEPTIONS]

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 8th day of June, 2024.


Grantor Reginald D. Fuqua


Grantor Karen Fuqua

A separate California Notary Acknowledgment is attached hereto and made a part hereof.

STATE OF OREGON

COUNTY OF _____

} ss.

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by _____ **[NAME OF GRANTOR HERE]**, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Printed Name: _____

Notary Public in and for the State of Oregon

ACKNOWLEDGMENT

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 Riverside)

On June 8, 2024 before me, Linda Cole (Notary Public)
(insert name and title of the officer)

personally appeared Reginald D. Fuqua and Karen Fuqua,
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 Linda Cole (Seal)

