GRANTOR:

Ann Marie Arsenault 2270 Wisconsin St Eugene, OR 97402

2024-006674 Klamath County, Oregon



07/31/2024 11:10:32 AM

Fee: \$82.00

GRANTEE:

Ann Marie Arsenault, Trustee of the ANN MARIE ARSENAULT REVOCABLE TRUST, DATED JULY 23, 2024 2270 Wisconsin St Eugene, OR 97402

Send Future Tax Statements to: GRANTEE

After Recording Return To: Hutchinson Cox, PO Box 10886, Eugene, OR 97401

STATUTORY BARGAIN-AND-SALE DEED

Ann Marie Arsenault, Grantor, conveys to Ann Marie Arsenault, Trustee of the ANN MARIE ARSENAULT REVOCABLE TRUST, DATED JULY 23, 2024, Grantee, the following described real property:

Lot 20 of DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly referred to as: 19021 Alpine Breeze Way, Crescent Lake, OR

Map and Tax Lot No.: R-2407-007D0-08200-000

Other property or value is the whole and true consideration for this conveyance.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 TO 195.336), 195.301 (LEGISLATIVE FINDINGS) AND 195.305 (COMPENSATION FOR RESTRICTION OF USE OF REAL PROPERTY DUE TO LAND USE REGULATION) TO 195.336 (COMPENSATION AND CONSERVATION FUND) 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 LAWSAND 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 (DEFINITIONS FOR ORS 92.010 TO 92.192) OR 215.010 (DEFINITIONS), 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 (DEFINITIONS FOR ORS 30.930 TO 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 TO 195.336), 195.301 (LEGISLATIVE FINDINGS) AND 195.305 (COMPENSATION FOR RESTRICTION OF USE OF REAL PROPERTY DUE TO LAND USE REGULATION) TO 195.336 (COMPENSATION AND CONSERVATION FUND) 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 23 rd day of Ju	uly 2024.
Ann Marie Arsenault, 6	Grenault
Ann Marie Arsenault, C	irantor
State of Oregon)
County of Lane)

This instrument was acknowledged before me on this 23rd day of July 2024, by Ann Marie Arsenault, Grantor.

Notary Public Notary Public

OFFICIAL STAMP
SHANNON RACHELLE MACHE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1030423
MY COMMISSION EXPIRES NOVEMBER 16, 2026