

Grantor:

Rayetta F. Stump
PO Box 1635
La Pine, OR 97739



00331959202400068230020028

08/05/2024 02:54:20 PM

Fee: \$87.00

Grantee:

Rayetta F. Stump, Trustee
Rayetta Stump Trust
PO Box 1635
La Pine, OR 97739

WARRANTY DEED

Rayetta F. Stump, who took title with her late husband James Stump (death certificate attached), Grantor, conveys and warrants to Rayetta F. Stump, Trustee, or successors in trust, of the Rayetta Stump Trust dated July 3, 2024, Grantee, the following described real property situated in Klamath County, State of Oregon:

Lot 19, Block 12, Tract No. 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

This property is subject to all liens, easements, and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

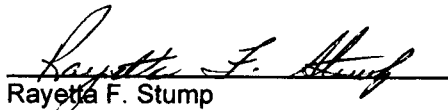
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

THE LIABILITY AND OBLIGATIONS OF GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The consideration for this deed is to place real property in a revocable living trust. Under the terms of the trust, upon the resignation, death or disability of the initial trustee, Laura A. Higgins-Walsh of Simi Valley, CA, becomes the trustee.

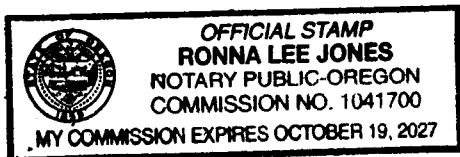
Unless a change is requested, all tax statements shall be sent to above named Grantee at the following address: PO Box 1635, La Pine, OR 97739


DATED this 3RD day of July, 2024.


Rayetta F. Stump

STATE OF OREGON)
) ss.
County of Deschutes)

On this 3 day of July, 2024, personally appeared the above-named Rayetta F. Stump and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public for Oregon

RECORD AND RETURN TO:

TWO SPRUCE LAW P.C.
204 SE Miller Avenue
Bend, OR 97702

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

943531

I.D. TAG NO.

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

136-2023-036354

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY	Legal Name		First	Middle	Last	Suffix	Death Date
	James			William	Stump		November 22, 2023
	Sex	Age		Social Security Number		County of Death	
	Male	84 years				Klamath	
	Birthdate		Birthplace		Was Decedent Ever in U.S. Armed Forces?		
	July 14, 1939		Portland, Oregon		No		
	Residence:					City/Town	
	144544 Inglewood Road					La Pine	
	Residence County		State or Foreign Country		Zip Code + 4		Inside City Limits?
	Klamath		Oregon		97739		No
	Marital Status at Time of Death		Spouse's Name Prior to First Marriage				
	Married		Rayetta Faye Hall				
	Father's Name			Mother's Name Prior to First Marriage			
	William Jennings Stump			Doris June Smith			
	Informant's Name		Telephone Number	Relationship to Decedent		Mailing Address	
Rayetta Stump		Not Available	Spouse		PO Box 1635, La Pine, OR 97739		
Place of Death			Facility Name				
Decedent's Residence - Hospice							
Location of Death			City/Town or Location of Death		State	Zip Code + 4	
144544 Inglewood Road			La Pine		Oregon	97739	
Method of Disposition		Place of Disposition		Location (City/Town and State)			
Cremation		Central Oregon Cremation Center		La Pine, Oregon			
Name and Complete Address of Funeral Facility							
Baird Memorial Chapel 16468 Finley Butte Road, La Pine, Oregon 97739							
Date of Disposition		Funeral Director's Signature			Electronically Signed	OR License Number	
TBD		Bradley D Byrholdt				CO-3664	
Registrar's Signature				Date Received		Local File Number	
Jennifer A. Woodward				November 24, 2023			
Amendment							

45-200S (01/06)



20231204571

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

December 05, 2023

DATE ISSUED:

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.

JENNIFER A. WOODWARD, PH.D.
STATE REGISTRAR

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

