



2024-008377  
Klamath County, Oregon  
09/25/2024 09:03:03 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael Horton

PO Box 530

Bonanza, OR 97623

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

Michael Horton

PO Box 530

Bonanza, OR 97623

File No. 648803AM

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### STATUTORY WARRANTY DEED

**Richard Gene Vaughn, Trustee of the Richard Gene Vaughn Living Trust dated June 19, 2015,**

Grantor(s), hereby convey and warrant to

**Michael Horton,**

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:

**Lots 11, 12, 13, 14 and 15 in Block 46 of BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$185,000.00.**

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:

Real property taxes due, if any, 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.

<sup>23</sup>  
Dated: September 20, 2024

Richard Gene Vaughn Living Trust

By: Richard Gene Vaughn  
Richard Gene Vaughn, Trustee

State of Oregon} ss.  
County of Klamath}

On this 23 day of September, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Richard Gene Vaughn known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Richard Gene Vaughn Living Trust dated June 19, 2015, 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.

Melissa Cook

Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 3/7/26

