



2024-008932
Klamath County, Oregon
10/14/2024 01:33:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:
James L. Welch and Diane E. Welch
P.O. Box 919
Felton, CA 95018

Until a change is requested all tax statements shall be sent to the following address:
James L. Welch and Diane E. Welch
P.O. Box 919
Felton, CA 95018
File No. 652255AM

STATUTORY WARRANTY DEED

Derek Rector, Successor Trustee of the Windle Revocable Living Trust dated January 20, 2016,
Grantor(s), hereby convey and warrant to

James L. Welch and Diane E. Welch, 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:

The NW1/4 of Section 28, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

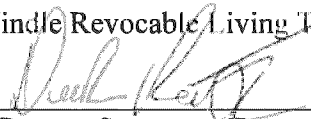
The true and actual consideration for this conveyance is \$600,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

Dated: October 7, 2024

The Windle Revocable Living Trust

By: 
Derek Rector, Successor Trustee

State of California } ss
County of San Diego }

On this 11 day of October , 2024, before me, John Aldawoodi a
Notary Public in and for said state, personally appeared Derek Rector, Successor Trustee of the Windle Revocable Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
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 California
Residing at: San Diego, CA
Commission Expires: 03/03/2025

