



2024-009999  
Klamath County, Oregon  
11/15/2024 02:10:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James D. Lichau

3221 Delaware Ave.

Klamath Falls, OR 97603

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

James D. Lichau

3221 Delaware Ave.

Klamath Falls, OR 97603

File No. 656404AM

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### STATUTORY WARRANTY DEED

**Kimberli L. Kain, Successor Trustee of the Caudel Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**James D. Lichau,**

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 West one-half of Lot 20, Block 3 of First Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Excepting Therefrom the South 5 feet thereof convey to Klamath County for road purposes by instrument recorded October 18, 1963 in Volume 348, page 571, Deed Records of Klamath County, Oregon**

**The true and actual consideration for this conveyance is \$170,000.00.**

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: November 13, 2024

Caudel Revocable Living Trust

By: Kimberli L Kain Successor Trustee  
Kimberli L. Kain, Successor Trustee

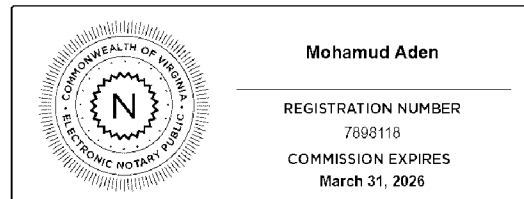
Notarized remotely online using communication technology via Proof.

State of Virginia } ss.  
County of City of Alexandria }

On this 14th day of November, 2024, before me, Mohamud Aden a Notary Public in and for said state, personally appeared Kimberli L. Kain known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustee of the Caudel Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Successor 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.

Mohamud Aden 7898118  
Notary Public for the State of Virginia  
Residing at: City of Alexandria  
Commission Expires: 03/31/2026



Electronic Notary Public

Notarized remotely online using communication technology via Proof.