



2024-010382
Klamath County, Oregon
12/02/2024 11:14:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey W. Chudoba and Mary K. Chudoba

6510 S. 6th St. #74

Klamath Falls, OR 97603

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

Jeffrey W. Chudoba and Mary K. Chudoba

6510 S. 6th St. #74

Klamath Falls, OR 97603

File No. 657573AM

STATUTORY WARRANTY DEED

James H Sigler and Julia L Sigler, Trustees of the 2011 Sigler Family Trust, created under instrument dated January 12, 2011,

Grantor(s), hereby convey and warrant to

Jeffrey W. Chudoba and Mary K. Chudoba, 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:

Lot 246, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

The true and actual consideration for this conveyance is \$30,000.00.

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:

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 27, 2024

2011 Sigler Family Trust

By: James H. Sigler
James H. Sigler, Trustee

By: Julia L. Sigler
Julia L. Sigler, Trustee

State of Texas } ss.
County of Dallas }

On this 29th day of November, 2024, before me, Jerry Duffey, a Notary Public in and for said state, personally appeared James H. Sigler and Julia L. Sigler known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the 2011 Sigler Family Trust, 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.

Jerry Duffey
Notary Public for the State of Texas »
Residing at: Dallas
Commission Expires: 01/05/2025

