



After recording return to:
Charla Emi Yakabe
5162 Brocade Court
Fairfield, CA 94534

Until a change is requested all tax
statements shall be sent to the
following address:
Charla Emi Yakabe
5162 Brocade Court
Fairfield, CA 94534

File No.: 7161-4218052 (SA)
Date: November 05, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Charles Sadao Yakabe and Kay Keiko Yakabe, Co-Trustees or their Successors in Trust, under the Yakabe Living Trust dated June 27, 1996, Grantor, conveys and warrants to Charla Emi Yakabe and Lamont Cecile Thompson as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

That portion of Lot 6, Block 14, situated South and East of a point that is N415 ft. and E1035 ft. from the Southwest corner of said Lot 6 and also that portion of Lot 6, Block 14, situated South and West of a point that is N415 ft. and E. 1035 ft. from the Southwest corner of said Lot 6, Block 14, KLAMATH FALLS FOREST ESTATES SYCAN Unit as recorded in Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$22,000.00**. (Here comply with requirements of ORS 93.030)

APN: 177980

Statutory Warranty Deed
- continued

File No.: 7161-4218052 (SA)

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 this 21st day of November, 2024.

Charles Sadao Yakabe and Kay Keiko
Yakabe, Co-Trustees or their Successors in
Trust, under the Yakabe Living Trust dated
June 27, 1996

Charles Sadao Yakabe, Trustee
Charles Sadao Yakabe, Trustee

Kay Keiko Yakabe, Trustee
Kay Keiko Yakabe, Trustee

APN: 177980

Statutory Warranty Deed
- continued

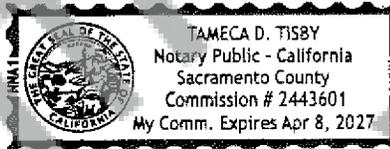
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STATE OF California)
County of Sacramento) ss.

This instrument was acknowledged before me on this 21st day of November, 2024 by Charles Sadao Yakabe and Kay Keiko Yakabe as Co-Trustees of the Yakabe Living Trust dated June 27, 1996, on behalf of the Trust.

Tameca D. Tisby

Notary Public for Sacramento County
My commission expires: April 8, 2027



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