



2025-000665
Klamath County, Oregon
01/30/2025 08:56:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nicole Fuller

3868 Sturdivant Ave.

Klamath Falls, OR 97603

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

Nicole Fuller

3868 Sturdivant Ave.

Klamath Falls, OR 97603

File No. 664178AM

STATUTORY WARRANTY DEED

David Thomas Fuller, aka D. Thomas Fuller and Cynthia J. Fuller, Trustees of the Fuller Family Trust dated April 30, 2015, and their successors in Trust,

Grantor(s), hereby convey and warrant to

Nicole Fuller,

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 Easterly 75 feet of the Westerly 82 feet of Lot 14, Burnsdale, 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 \$165,000.00.

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: January 27, 2025

Fuller Family Trust

By: *D. Thomas Fuller*

David Thomas Fuller, aka D. Thomas Fuller, Trustee

By: *Cynthia J. Fuller*

Cynthia J. Fuller, Trustee

State of Oregon} ss.
County of Klamath}

On this 27 day of January, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared David Thomas Fuller and Cynthia J. Fuller known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Fuller 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.

Jenny Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 9/19/2026

