



After recording return to:  
Calvin Kunito Fujimura  
1731 Lakeshore Dr  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Calvin Kunito Fujimura  
1731 Lakeshore Dr  
Klamath Falls, OR 97601

File No.: 7161-4232629 (SA)  
Date: January 10, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Scott R. Cullen**, Grantor, conveys and warrants to **Calvin Kunito Fujimura**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$450,000.00**. (Here comply with requirements of ORS 93.030)

APN: 423562

Statutory Warranty Deed  
- continued

File No.: 7161-4232629 (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.

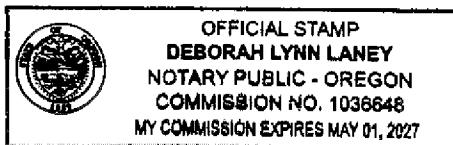
Dated this 5th day of Feb., 2025.

Scott R. Cullen

Scott R. Cullen

STATE OF Oregon )  
County of Klamath )ss.

This instrument was acknowledged before me on this 5th day of Feb., 2025  
by **Scott R. Cullen.**



Deborah Laney  
Notary Public for Oregon  
My commission expires: 5-1-27

APN: **423562**

Statutory Warranty Deed  
- continued

File No.: **7161-4232629 (SA)**

**EXHIBIT A**

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

**A tract of land situated in the NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more described as follows:**

**Beginning at a point from which the N1/16th corner common to Sections 25 and 26 bears South 14° 32' 00" West 145.3 feet and West 1117.39 feet, said point being the Southwest corner of that tract of land described in deed Volume M96 Page 8821, of the Klamath County deed records; thence, along the adjusted line of "property line adjustment 14-00", North 13° 15' 44" West 68.36 feet and North 35° 00' 00" East 41.26 feet to a point on the Southerly right of way line of Lakeshore Drive (Rock Creek Road); thence South 55° 38' 00" East, along the said Southerly right of way line, 31.03 feet to the Northwest corner of said deed Volume M96 Page 8821; thence, along the boundary of said deed Volume M96 Page 8821, South 55° 38' 00" East 112.41 feet, South 14° 07' 00" West 87.54 feet and North 58° 02' 00" West 123.91 feet to the point of beginning,**

**NOTE:** This legal description was created prior to January 1, 2008.