



2025-001467
Klamath County, Oregon
02/28/2025 03:03:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Savana J. Cummings and Riley P. Cummings

P.O. Box 312

Keno, OR 97627

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

Savana J. Cummings and Riley P. Cummings

P.O. Box 312

Keno, OR 97627

File No. 665955AM

STATUTORY WARRANTY DEED

Jason G. Strain and Nicole Ann Strain, trustees of the Jason G. Strain and Nicole Ann Strain Family Trust u/t/d February 3, 2023,

Grantor(s), hereby convey and warrant to

Savana J. Cummings and Riley P. Cummings, 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 9 in Block 27, TRACT 1004, THIRD ADDITION TO KLAMATH RIVER ACRES, 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 \$395,000.00.

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: February 13, 2025

Jason G. Strain and Nicole Ann Strain Family Trust u/t/d February 3, 2023

By: Jason G. Strain
Jason G. Strain, Trustee

By: Nicole Ann Strain
Nicole Ann Strain, Trustee

State of Oregon } ss.
County of Clatsop }

On this 24 day of February, 2025, before me, Melissa Cook a Notary Public in and for said state, personally appeared Jason G. Strain and Nicole Ann Strain known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Jason G. Strain and Nicole Ann Strain Family-Trust u/t/d February 3, 2023, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Clatsop County
Commission Expires: 3/7/26

