



2025-001474
Klamath County, Oregon
02/28/2025 03:51:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert Scott Soulier and Laralyn Soulier

11539 Kestrel Rd.

Klamath Falls, OR 97601

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

Robert Scott Soulier and Laralyn Soulier

11539 Kestrel Rd.

Klamath Falls, OR 97601

File No. 667171AM

STATUTORY WARRANTY DEED

Joan Staunton, Trustee of the Joan Staunton Trust,

Grantor(s), hereby convey and warrant to

Robert Scott Soulier and Laralyn Soulier, 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:

See Attached Exhibit A

The true and actual consideration for this conveyance is \$900,000.00.

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:

Real property taxes due, if any, but not yet payable

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 21, 2025

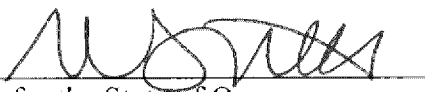
The Joan Staunton Trust

By: 
Joan Staunton, Trustee

State of Oregon} ss.
County of Klamath}

On this 26th day of February, 2025, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Joan Staunton known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Joan Staunton 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.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/25

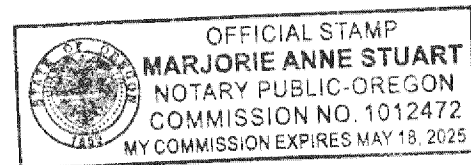


EXHIBIT "A"

Lot 166 of RUNNING Y RESORT, PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting therefore that portion conveyed for Lot Line Adjustment 23-01 more particularly described as follows:

Beginning at the Southwesterly corner common to Lot 164 and said Lot 166; Thence North $41^{\circ} 03' 47''$ East, along the line common to said Lots 164 and 166, 100.73 feet; thence South $36^{\circ} 13' 21''$ West 100.73 feet to a point on the Southwesterly line of said Lot 166; thence North $48^{\circ} 56' 13''$ West 8.50 feet to the point of beginning.

together with that portion obtained for Lot Line Adjustment 23-01 being a portion of Lot 164 of "RUNNING Y RESORT, PHASE 2 - Tract No. 1322", situated in the SW 1/4 of Section 4, Township 38 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeasterly corner common to Lot 166 and said Lot 164; thence South $41^{\circ} 03' 47''$ West, along the line common to said Lots 164 and 166, 99.23 feet, more or less to a point from which the Southwesterly corner common to said Lots 164 and 166 bears South $41^{\circ} 03' 47''$ West 100.37 feet; thence North $36^{\circ} 13' 21''$ East 97.42 feet to a point on the Northeasterly line of said Lot 164; thence South $63^{\circ} 40' 11''$ East 8.50 feet to the point of beginning.