



2025-003305
Klamath County, Oregon
05/05/2025 08:29:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lance C. Palmer

35228 Marmot Lane

Bonanza, OR 97623

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

Lance C. Palmer

35228 Marmot Lane

Bonanza, OR 97623

File No. 675261AM

STATUTORY WARRANTY DEED

Loretta Ann Gauthier, Successor Trustee of Trust A of the Gauthier Family Trust, dated June 25, 2005, as to an undivided 1/2 interest;

Loretta Ann Gauthier, Successor Trustee of Trust B of the Gauthier Family Trust, dated June 25, 2005, as to an undivided 1/2 interest;

all as tenants in common,

Grantor(s), hereby convey and warrant to

Lance C. Palmer,

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 8, Block 133, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4, 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 \$12,500.00.

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: May 1st, 2025

Trust A of the Gauthier Family Trust

By: Loretta Ann Gauthier
Loretta Ann Gauthier, Successor Trustee

Trust B of the Gauthier Family Trust

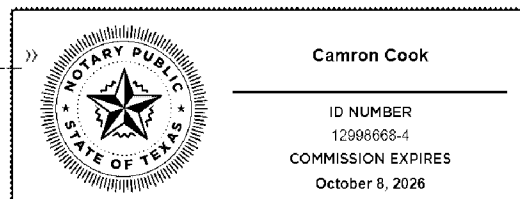
By: Loretta Ann Gauthier
Loretta Ann Gauthier, Successor Trustee

State of Texas } ss.
County of Kerr }

On this 1st day of May, 2025, before me, Camron Cook a Notary Public in and for said state, personally appeared Loretta Ann Gauthier known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the **Trust A of The Gauthier 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.


[Signature]
Notary Public for the State of Texas
Residing at: Kerr county
Commission Expires 10/08/2026



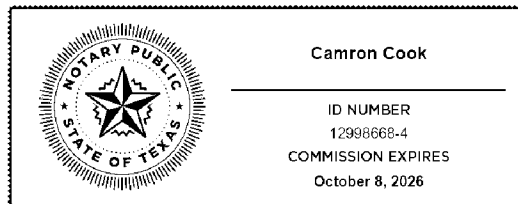
State of Texas } ss.
County of Kerr }

On this 1st day of May, 2025, before me, Camron Cook a Notary Public in and for said state, personally appeared Loretta Ann Gauthier known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the **Trust B of The Gauthier 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.



Notary Public for the State of Texas »
Residing at: Kerr county
Commission Expires: 10/08/2026



Electronically signed and notarized online using the Proof platform.