Klamath County, Oregon

05/07/2025 08:39:01 AM

Fee: \$92.00

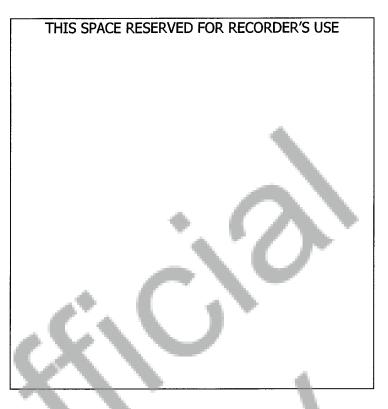


After recording return to: Todd Howard Thomas and Tammi Lynn Thomas 145504 Ranger Ct La Pine, OR 97739

Until a change is requested all tax statements shall be sent to the following address: Todd Howard Thomas and Tammi Lynn Thomas 145504 Ranger Ct La Pine, OR 97739

File No.: 7064-4258736 (SNB)

Date: April 08, 2025



## STATUTORY WARRANTY DEED

Lona Lynn Augustine as Trustee or the Successor Trustee of the Lona Lynn Augustine Revocable Living Trust UTD 2/12/09 and Kimberly Lona Farmer and Melissa Lynn Farmer, not as tenants in common, but with right of survivorship, Grantor, conveys and warrants to Todd Howard Thomas and Tammi Lynn Thomas as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lot 65 in Block 1 of TRACT 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 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 **\$90,000.00**. (Here comply with requirements of ORS 93.030)

Page 1 of 3

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

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 <u>5+h</u> day of <u>May</u>

\_\_\_\_, 20 25

Lona Lynn Augustine as Trustee of the Lona Lynn Augustine Revocable Living Trust UTD 2/12/09

Kimberly Lona Farmer

Lona Lynn Augustine, Trustee

Melissa Lynn Farmer

APN: <b>138327</b>	Statutory Warranty Deed - continued	File No.: <b>7064-4258736 (SNB)</b>
STATE OF Oregon	)	
County of Multhoma	)ss. // )	
This instrument was acknowledged before me on this 514 day of		
OFFICIAL STAMP  ARMAND L STANILA  NOTARY PUBLIC - OREGON COMMISSION NO. 1025527  MY COMMISSION EXPIRES JUNE 22, 2026	Notary Public for My commission e	

File No.: 7064-4258736 (SNB)