



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

THIS SPACE RESERVED FOR RECORDER'S USE

### 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)

APN: **138327**

Statutory Warranty Deed  
- continued

File No.: **7064-4258736 (SNB)**


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 May, 2025.

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: **138327**

Statutory Warranty Deed  
- continued

File No.: **7064-4258736 (SNB)**

STATE OF Oregon )  
County of *Multnomah* )ss.  
)

This instrument was acknowledged before me on this 5<sup>th</sup> day of May, 2025  
by Kimberly Lona Farmer and Melissa Lynn Farmer, individually and Lona Lynn Augustine as  
Trustee of the Lona Lynn Augustine Revocable Living Trust UTD 2/12/09, on behalf of the  
Trust.

  
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Notary Public for Oregon  
My commission expires: June 22, 2026

