

2025-003624

Klamath County, Oregon

05/14/2025 03:17:01 PM

Fee: \$92.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Erik C. Larsen
Larsen MacGraw, LLP
3531 E Barnett Rd., Suite 107
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

No Change.

STATUTORY WARRANTY DEED

DOUG B. HULLMAN and DEBRA L. HULLMAN, as "Grantors," hereby convey and warrant unto DOUG B. HULLMAN and DEBRA L. HULLMAN, trustees of the HULLMAN FAMILY TRUST dated May 14, 2025, as "Grantees," all of their right, title and interest in and to that certain real property located in Klamath County, Oregon, free of encumbrances other than those current of record, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

The consideration for this transfer is zero dollars.

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.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this instrument effective this May 14, 2025.

GRANTORS:



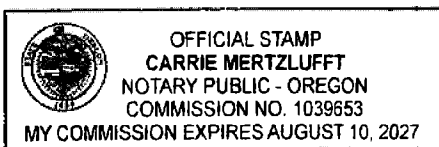
Doug B. Hullman

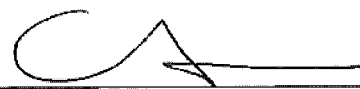


Debra L. Hullman

STATE OF OREGON)
) ss.
County of Jackson)

On this May 14, 2025, before me, the undersigned Notary Public in and for said State, personally appeared Doug B. Hullman, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

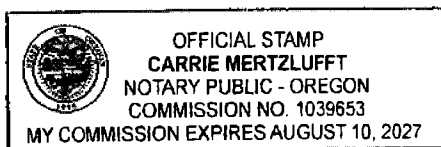


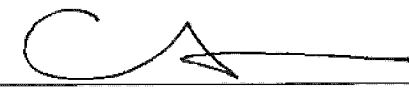


Notary Public for the State of Oregon

STATE OF OREGON)
) ss.
County of Jackson)

On this May 14, 2025, before me, the undersigned Notary Public in and for said State, personally appeared Debra L. Hullman, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.





Notary Public for the State of Oregon

EXHIBIT A

APN: R603289 11433 Hill Rd., Klamath Falls, OR 97603-9717

**Parcel 1 of Land Partition 5-96, being Lot 6, Block 1 of Tract No. 1109 - Chalet Vista,
according to the official plat thereof, situated in the SE 1/4 SW 1/4 of Section 32, Township
39 South, Range 11 E.W.M., Klamath County, Oregon.**

APN: R512635 5318 Miller Ave., Klamath Falls, OR 97603-5052

The W1/2 of Lots 87 and 88, EXCEPT the West 30 feet thereof, in PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002AC-05300-000

Key No: 512635

Warranty Deed (Klamath County)