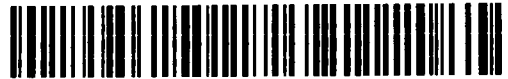


2025-005703

Klamath County, Oregon



00344264202500057030010018

07/03/2025 11:47:10 AM

Fee: \$82.00

After recording return to:

Milton E. Gifford, P.C.

P.O. Box 247

Cottage Grove, OR 97424

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

RONALD C. DUBBS and

HORTENSIA M. DUBBS, trustees

32130 Latham Road

Cottage Grove, OR 97424

WARRANTY DEED

RONALD C. DUBBS, and HORTENSIA M. DUBBS, 32130 Latham Road, Cottage Grove, OR 97424, Grantors convey and warrant to RONALD C. DUBBS and HORTENSIA M. DUBBS, trustees or their successors in trust under the RONALD C. DUBBS & HORTENSIA M. DUBBS LIVING TRUST, dated June 27, 2025, 32130 Latham Road, Cottage Grove, OR 97424, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

The West ½ of the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 19, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. (Account No. 160765, Map: 2508-01900-04400)

The true consideration for this conveyance is: \$-0-. (Here comply with the requirements of ORS 93.030) Other valuable consideration.

"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."

Date this June 27, 2025.

RONALD C. DUBBS

HORTENSIA M. DUBBS

STATE OF OREGON, County of Lane) ss.

Personally appeared the above named RONALD C. DUBBS and HORTENSIA M. DUBBS, and acknowledged the foregoing instrument to be their voluntary act and deed this June 27, 2025.

Before me:

Notary Public for Oregon

