



THIS SPACE RESERV

2025-006104
Klamath County, Oregon
07/16/2025 02:29:01 PM
Fee: \$97.00

After recording return to:

James Carleton and LaVonne Carleton

PO Box 774

Merrill, OR 97633

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

James Carleton and LaVonne Carleton

PO Box 774

Merrill, OR 97633

File No. 673064AM

STATUTORY WARRANTY DEED

Shelley K. Chapman as Trustees of the Darrel and Shelley Chapman Revocable Trust, established October 20, 2008,

Grantor(s), hereby convey and warrant to

James Carleton and LaVonne Michelle Carleton, as Tenants by the Entirety,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$740,000.00.

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:

Real property taxes due, if any, but not yet payable

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: June 26, 2025

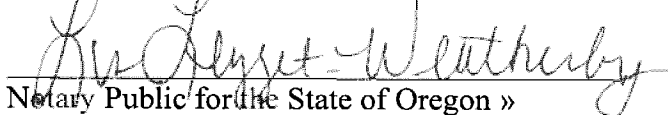


Shelley K. Chapman, Trustee of the Darrel & Shelley Chapman Revocable Trust

State of Oregon } ss.
County of Klamath }

On this 27 day of June, 2025, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Shelley K. Chapman known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Darrel and Shelley Chapman Revocable 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 Oregon »

Residing at: Klamath Falls OR

Commission Expires: 9/27/2027



EXHIBIT 'A'

File No. 673064AM

Parcel 1, Land Partition 29-05, as filed in the office of the County Clerk, Klamath County, Oregon, being situate in the SE 1/4 of Section 30 and the East 1/2, SW 1/4 of Section 31, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.