



THIS SPACE RESER

2017-003897
Klamath County, Oregon
04/13/2017 01:37:00 PM
Fee: \$47.00

After recording return to:

Barry R. Card and Holly J. Card

PO BOX 1679

Klamath Falls, OR 97601

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

Barry R. Card and Holly J. Card

PO BOX 1679

Klamath Falls, OR 97601

File No. 154001AM

STATUTORY WARRANTY DEED

Diane Loraine Tyrholm, Successor Trustee of the C.W. and V.R. Cross Living Trust dated March 11, 1992,

Grantor(s), hereby convey and warrant to

Barry R. Card and Holly J. Card, 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:

Unit No. A of Building No. 5, STAGE III PLAT OF TRACT 1271 - SHIELD CREST CONDOMINIUMS, BUILDING NO. 5, Lot 11, Block 4 of 1257, a Resubdivision of a portion of the First Addition to Sheild Crest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with that interest in common areas as disclosed by Declaration of Shield Crest Condominiums recorded April 23, 1991, and Supplemented by Supplemental Declaration, recorded June 11, 1996 in Volume M96 at Page 17161, Microfilm Records of Klamath County, Oregon.

Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, and in Easement recorded May 23, 1990, in Volume M90, page 9828, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$235,000.00.

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:

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 11th day of April, 2017

C.W. & V.R. Cross Living Trust

By: Diane Loraine Tyrholm, Successor Trustee
Diane Loraine Tyrholm, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 11th day of April, 2017, before me, Stacy Howard a Notary Public in and for said state, personally appeared Diane Loraine Tyrholm, Successor Trustee of the C.W. and V.R Cross Living Trust dated March 11, 1992, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he she they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10-19-19

