



2017-009621

Klamath County, Oregon

08/25/2017 11:29:00 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lauren E Wallior and Janet K Irons

152126 Long Prairie Dr

La Pine, OR 97739

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

Lauren E Wallior and Janet K Irons

152126 Long Prairie Dr

La Pine, OR 97739

File No. 189610AM

STATUTORY WARRANTY DEED

Mary S. Shaw, trustee of the Kenneth and Mary Shaw Revocable Trust u/a/d December 6, 2011, who acquired title as Mary C. Shaw, as Trustee of the Kenneth and Mary Shaw Revocable Trust u/a/d December 6, 2011,

Grantor(s), hereby convey and warrant to

Lauren E Wallior and Janet K Irons, not as Tenants in Common but with Rights of Survivorship,

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:

Lot 123 of Tract 1318, Gilchrist Townsite, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2409-019AD-01100-000

The true and actual consideration for this conveyance is **\$119,000.00**.

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:

2017-2018 Real Property Taxes, a lien not yet due and 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 this 24 day of August, 2017.

Kenneth and Mary Shaw Revocable Trust

Mary S. Shaw, Trustee
Mary S. Shaw, trustee

State of OR } ss.
County of Multnomah }

On this 24 day of August, 2017, before me, August, 2017 a Notary Public in and for said state, personally appeared Mary S. Shaw known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Kenneth and Mary Shaw 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.

OK
Notary Public for the State of _____ »
Residing at: Multnomah County
Commission Expires: 7-7-2019

