



THIS SPACE RESERVED FOR

**2017-013952**  
Klamath County, Oregon  
12/07/2017 02:10:01 PM  
Fee: \$47.00

After recording return to:

Richard D. Pratt and Lucille E. Pratt

17217 Riveredge Road

Klamath Falls, OR 97601

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

Richard D. Pratt and Lucille E. Pratt

17217 Riveredge Road

Klamath Falls, OR 97601

File No. 197637AM

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### STATUTORY WARRANTY DEED

**Lynnea A. Perry, who acquired title as Lynnea A. Perry, Trustee of the Lynnea A. Perry Revocable Trust dated October 15, 2015,**

Grantor(s), hereby convey and warrant to

**Richard D. Pratt and Lucille E. Pratt, as Tenants by the Entirety, 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:

**Lot 3 in Block 16 of First Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$175,000.00.

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 6th day of December, 2017.

Lynnea A. Perry Revocable Trust

By:

Lynnea A. Perry  
Lynnea A. Perry, Trustee

State of Arizona } ss. }

County of

Maricopa

On this 6 day of December, 2017, before me, Dawn M. Tyson, a Notary Public in and for said state, personally appeared Lynnea A. Perry known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lynnea A. Perry 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.

Dawn M. Tyson  
Notary Public for the State of Arizona  
Residing at: Maricopa County  
Commission Expires: 09-30-20

