

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2018-004754

Klamath County, Oregon



00220921201800047540010018

04/19/2018 03:23:30 PM

Fee: \$42.00

Marcus Ryan DeWane

Grantor's Name and Address

Trinity Asset Holdings, Co., LLC

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Trinity Asset Holdings, Co., LLC

15944 E. Kettleman Ln.

Lodi, CA 95240

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

SPACE RESERVED
FOR
RECORDER'S USEat _____ o'clock _____ M., and recorded in
book/reel/ volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

WARRANTY DEED - STATUTORY FORM

Marcus Ryan DeWane

, Grantor,

conveys and warrants to

Trinity Asset Holdings, Co., LLC, a California Limited Liability Company, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath
County, Oregon, to-wit:Lot 33, Tract 1506, THE TIMBERS, PHASE 1, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$ 93,193.96. (Here, comply with the requirements of ORS 93.030.)

DATED _____; if a corporate grantor, it has caused its name to be signed and its seal, if
any, affixed by an officer or other person duly authorized to do so by order of its board of directors.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, AND SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009. 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, ORE-
GON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on April 19, 2018
by Marcus Ryan DeWane

This instrument was acknowledged before me on _____

by _____

as _____

of _____

OFFICIAL STAMP
MELISSA R BLAND
NOTARY PUBLIC-OREGON
COMMISSION NO. 872780
MY COMMISSION EXPIRES MARCH 15, 2022

Notary Public for Oregon

My commission expires

March 15, 2022