



THIS SPACE RESERVED FOR

2018-012310

Klamath County, Oregon

10/08/2018 03:23:00 PM

Fee: \$87.00

After recording return to:

Laura Ann Cunningham and Mary Cole Bennington,
Co-Trustees of the Cole Family dated December
17, 1990

7312 Bly Mountain Cutoff Road

Bonanza, OR 97623

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

Laura Ann Cunningham and Mary Cole Bennington,
Co-Trustees of the Cole Family dated December
17, 1990

7312 Bly Mountain Cutoff Road

Bonanza, OR 97623

File No. 260720AM

STATUTORY WARRANTY DEED

Larissa S. Sorenson Solbach,

Grantor(s), hereby convey and warrant to

Laura Ann Cunningham and Mary Cole Bennington, Co-Trustees of the Cole Family dated December 17, 1990,

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 29, Block 69, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$140,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

87

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 5 day of October, 2018.

Larissa S. Sorenson Solbach
Larissa S. Sorenson Solbach

State of Oregon } ss

County of Linn }

On this 5th day of October, 2018, before me, Kristi Stutzman a Notary Public in and for said state, personally appeared Larissa S. Sorenson Solbach 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.

Kristi Stutzman
Notary Public for the State of Oregon
Residing at: Albany, OR
Commission Expires: 11-2-18

