



THIS SPACE RESERVED FOR

2018-013303

Klamath County, Oregon

10/31/2018 09:34:01 AM

Fee: \$87.00

After recording return to:

Sherrilee Walker, Trustee of the Sherrilee Walker

Trust dated March 21, 2014

9890 Bliss Rd

Bonanza, OR 97623

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

Sherrilee Walker, Trustee of the Sherrilee Walker

Trust dated March 21, 2014

9890 Bliss Rd

Bonanza, OR 97623

File No. 265824AM

STATUTORY WARRANTY DEED

Judy K. Cockrell,

Trustee of the Judy K. Cockrell Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Sherrilee Walker, Trustee of the Sherrilee Walker Trust dated March 21, 2014,

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 35, TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being a replat of Parcel 2 of land Partition 27-93 and Lots 18-26, Block 10 of Buena Vista Addition, situated in the SW 1/4 of Section 19 and the NW 1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$35,000.00.

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 29th day of October, 2018

The Judy K. Cockrell Revocable Living Trust

By: Judy K. Cockrell
Judy K. Cockrell, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Oregon
County of Klamath

On October 29, 2018 before me, Twila Jean Pellegrino,
(Insert name and title of the officer)

personally appeared Judy K. Cockrell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/(she)/they executed the same in his/(her)/their authorized capacity(ies), and that by his/(her)/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I ~~certify~~ under PENALTY OF PERJURY under the laws of the ~~State of California~~ that the foregoing paragraph is true and ~~correct~~.

WITNESS my hand and official seal.

Signature Twila Jean Pellegrino (Seal)

