

2018-015428

Klamath County, Oregon



00233825201800154280020023

Until a change is requested,
all tax statements shall be sent to:

12/28/2018 09:36:12 AM

Fee: \$87.00

Ms. Hilda Challenger
The Hilda Challenger Trust
1000 Opal Street, Unit 201
Broomfield, CO 80020

After recording return to:

PDX Legal Solutions
13500 SW 72nd Avenue, Suite 210
Portland, OR 97223

STATUTORY WARRANTY DEED

Conveyance is to a revocable living trust for the benefit of Grantor and not pursuant to a sale.

For no consideration, **Hilda Challenger**, Grantor, conveys and warrants to **Hilda Challenger, Trustee, of The Hilda Challenger Trust dated December 20, 2018**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Commonly described as: 1135 Grant St., Klamath Falls, OR 97601

Legally described as: **NICHOLS BLK-68 LOT-A, in the City of Klamath Falls, County of Klamath, State of Oregon.**

The true consideration for this conveyance is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING

(Commission Expiration)