



THIS SPACE RESERVED FOR

2019-000244

Klamath County, Oregon

01/09/2019 10:26:00 AM

Fee: \$87.00

After recording return to:

Michael R. Greenspan

2030 Fremont Street

Klamath Falls, OR 97601

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

Michael R. Greenspan

2030 Fremont Street

Klamath Falls, OR 97601

File No. 270558AM

STATUTORY WARRANTY DEED

Lloyd S. Parratt and Shawn K. Parratt, Trustee of the Lloyd S. Parratt and Shawn K. Parratt Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Michael R. Greenspan,

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 11 of Block 40 and that portion of vacated alley which inured thereto, HILLSIDE ADDITION to the City of Klamath Falls, 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 \$190,000.00.

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:

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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 9th day of January, 2019

The Lloyd S. Parratt and Shawn K. Parratt Revocable Living Trust

By: Lloyd Parratt, TTE
Lloyd S. Parratt, Trustee

By: Shawn K. Parratt, TTE
Shawn K. Parratt, Trustee

State of Oregon} ss.
County of Klamath}

On this 9th day of January, 2019, before me,
Twila Jean Pellegrino

a Notary Public in and for said state, personally appeared Lloyd S. Parratt and Shawn K. Parratt known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lloyd S. Parratt and Shawn K. Parratt Revocable Living 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon»
Residing at: Klamath Falls, Oregon
Commission Expires: 11-19-2022

