

2019-009153

Klamath County, Oregon

08/13/2019 08:41:00 AM

Fee: \$87.00

After recording, return to
(File No. 24763H)

Theresa M. Wade
Garrett Hemann Robertson P.C.
1011 Commercial Street NE
Salem OR 97301-1049

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

Linda L. Dallwig
6658 Cottonwood NE
Salem OR 97317

STATUTORY WARRANTY DEED
(ORS 93.850)

Linda S. Dallwig, Trustee of the Linda S. Dallwig Revocable Trust created under the Gerhard F. Dallwig and Linda S. Dallwig Joint Revocable Trust dated May 22, 1995 (who acquired title as Linda S. Dallwig, Trustee of the Linda S. Dallwig Revocable Trust dated May 22, 1995), Grantor, conveys and warrants to **Linda L. Dallwig**, Grantee, Grantor's interest in the following described real property located in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 16 in Block 4 of Plat No. 1204, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

and commonly known as 153353 Little River Loop, La Pine, Oregon 97739, and bearing Property ID No. R699202.

The true consideration for this conveyance is nil, being a gift from Grantor to Grantee, valued at \$636,140.00.

SUBJECT TO:

1. Proceedings by a public agency which may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Easements, liens, encumbrances, interests, or claims thereof which are not shown by the public records; any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.

4. The rights of the public in and to that portion of the herein described property line within the limits of public roads, streets, highways, or right-of ways.
5. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water, whether or not shown by the public records.

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 2nd day of August, 2018.

**LINDA S. DALLWIG REVOCABLE TRUST
CREATED UNDER THE GERHARD F.
DALLWIG AND LINDA S. DALLWIG JOINT
REVOCABLE TRUST DATED MAY 22, 1995**

By: Linda S. Dallwig
Linda S. Dallwig, Trustee

STATE OF OREGON)
) ss.
County of Marion)

On this 2nd day of August, 2018, personally appeared the above named **Linda S. Dallwig, as Trustee of the Linda S. Dallwig Revocable Trust created under the Gerhard F. Dallwig and Linda S. Dallwig Joint Revocable Trust dated May 22, 1995**, and acknowledged the forgoing instrument to be her voluntary act and deed.



4813-7774-3723 v.

Miranda Taylor
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-4-2023