



THIS SPACE RESERVED FOR

2019-014163

Klamath County, Oregon

12/06/2019 09:18:01 AM

Fee: \$92.00

After recording return to:

Andrew Larsen and Alexandra Larsen

3235 Paramount St

Klamath Falls, OR 97603

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

Andrew Larsen and Alexandra Larsen

3235 Paramount St

Klamath Falls, OR 97603

File No. 329297AM

STATUTORY WARRANTY DEED

Trinity Asset Holdings Co., LLC a California Limited Liability Company,

Grantor(s), hereby convey and warrant to

Andrew Larsen and Alexandra Larsen, as Tenants by the Entirety,

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 119 and 121 of Tract 1496, Ridgewater Subdivision, Phase 1, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$66,000.00.

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 3rd day of December, 2019

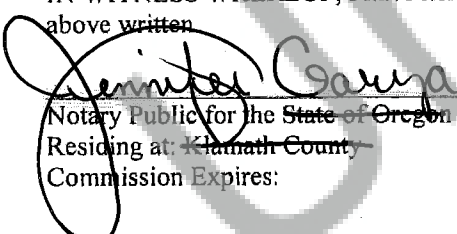
Trinity Asset Holdings Co. LLC, a California Limited Liability Company

By 
Charles D. Blackburn, Managing Member

State of Oregon} ss
County of Klamath}

On this 25 day of October, 2019, before me, Jennifer Garza a Notary Public in and for said state, personally appeared Charles D. Blackburn known or identified to me to be the Managing Member in the Limited Liability Company known as Trinity Asset Holdings Co. LLC, a California Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/~~she~~ executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires:

See attached Acknowledgment

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.

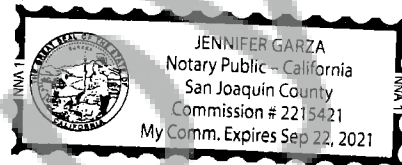
State of California
County of SAN JOAQUIN

On DECEMBER 3RD 2019 before me, JENNIFER GARZA (NOTARY PUBLIC)
(insert name and title of the officer)

personally appeared CHARLES DALE BLACKBURN,
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 Jennifer Garza (Seal)