

2019-014642

Klamath County, Oregon



00251740201900146420030030

12/17/2019 11:53:59 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Sharon Rich  
12420 Redwood Highway  
Wilderville, OR 97543

SEND TAX STATEMENTS TO:

Sharon Rich  
12420 Redwood Highway  
Wilderville, OR 97543

**WARRANTY DEED**

(ORS 93.850)

Robert L. Thibedeau and James A. LaCoste, Jr. Trustee or his successors in trust under the James A. LaCoste, Jr. Trust dated March 17, 2011, Grantors, convey and warrant to Sharon L. Rich, Grantee, the following described real property, free of encumbrances, except as specifically set forth herein: land in Klamath County, Oregon, described more particularly as follows:

Tax and Map Lot 230924A-0500 Ahren Drive, LaPine, OR 97739

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$23,125.00.

This property is free of liens and encumbrances, EXCEPT: None

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S 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 OR FOREST PRACTICES, AS DEFINED IN

ORS 30.930 (DEFINITIONS FOR ORS 30.930 TO 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, 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."

DATED this 11 day of December, 2019.

Robert L. Thibedeau  
Robert L. Thibedeau, Grantor

James A. LaCoste, Jr.  
James A. LaCoste, Jr. Trustee

STATE OF OREGON }  
COUNTY OF Linn } ss.

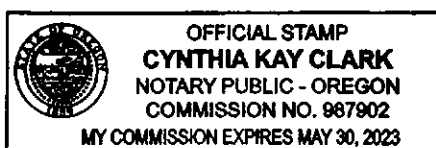
The foregoing instrument was acknowledged before me on this 11 day of December, 2019, by Robert L. Thibedeau, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Cynthia Kay Clark  
Printed Name: Cynthia Kay Clark  
Notary Public in and for the State of Oregon

STATE OF OREGON }  
COUNTY OF Linn } ss.

The foregoing instrument was acknowledged before me on this 11 day of December, 2019, by James A. LaCoste, Jr. Trustee, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Cynthia Kay Clark  
Printed Name: Cynthia Kay Clark  
Notary Public in and for the State of Oregon

**EXHIBIT A**

**Tax and Map Lot 230924A-0500 Ahren Drive, LaPine, OR 97739**

**Lot 2, Block2, RIVER PINES ESTATES, according to the official plat thereof on file in the office of the  
County Clerk, Klamath County, Oregon.**