

2020-002356

Klamath County, Oregon



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02/26/2020 03:11:18 PM

Fee: \$92.00

Until a change is requested,
send all tax statements to:

After recording, return to:

Kevin J. O’Ryan, Trustee
The Kevin J. O’Ryan Trust
Dated February 20, 2020
92600 Goldson Road
Cheshire, OR 97419

John C. Urness
1011 Harlow Road, Suite 300
Springfield, OR 97477

* * * * *

CONSIDERATION: transfer to revocable living trust.

WARRANTY DEED

KEVIN O’RYAN, Grantor, conveys and warrants to **KEVIN J. O’RYAN**, Trustee of **THE KEVIN J. O’RYAN LIVING TRUST DATED FEBRUARY 20, 2020**, Grantee, the following described real property, situated in Klamath County, Oregon, to wit:

See Exhibit “A” attached hereto.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except for easements, reservations, restrictions and encumbrances of record, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 20th day of February, 2020.

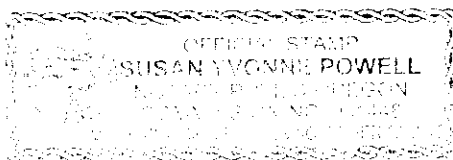


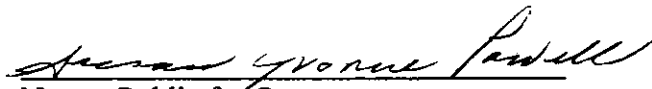
KEVIN O'RYAN

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above-named KEVIN O'RYAN, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 20th day of February, 2020.





Notary Public for Oregon
My Commission Expires: 11-19-2022

EXHIBIT "A"

Parcel 1 (1-acre lot):

Lot 9 in Block 3 of MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2 (2639 Sasquatch Lane, La Pine, Oregon):

Lot 7 in Block 2 of MAHN'S ACRES, according to the plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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