

2020-005251

Klamath County, Oregon



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04/24/2020 12:24:31 PM

Fee: \$87.00

After recording return to:  
Kincaid Law LLC  
PO Box 614  
Klamath Falls, OR 97601

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

Suzanne Scherini Ward and  
Floyd Raymond Ward, Jr., Trustees  
4612 Bly Mountain Cutoff Road  
Bonanza, OR 97623

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### STATUTORY WARRANTY DEED

Floyd Raymond Ward, Jr., and Suzanne Scheri Scherini-Ward, not as tenants in common, but  
with the right of survivorship,

Grantors, hereby convey and warrant to

Suzanne Scherini Ward and Floyd Raymond Ward, Trustees of the of the Suzanne Scherini  
Ward and Floyd Raymond Ward, Living Trust, dated March 24, 2020, and any amendments  
thereto,

Grantees, the following described real property, with an address of 4612 Bly Mountain Cutoff  
Road, Bonanza, OR 97623, in the County of Klamath and State of Oregon free of encumbrances  
except as specifically set forth herein:

**Lots 5 and 6, of PLUMB LODGE, Land Partition 7-72, according to the official plat  
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

Tax Lot Nos. R- 3811-022B0-00601 and R-3811-022B0-00300

The true and actual consideration for this conveyance is other consideration.

The above-described property is free of encumbrances except all those items of record, if any, as  
of the date of this deed.

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 24 day of April, 2020.

Floyd Raymond Ward, Jr.  
Floyd Raymond Ward, Jr.

Suzanne Sheri Sherini-Ward  
Suzanne Sheri Sherini-Ward

State of Oregon

County of Klamath

}  
} ss  
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On this 24 day of April, 2020, before me, Nancy L. Mitchell, a Notary Public in and for said state, personally appeared Floyd Raymond Ward, Jr., and Suzanne Sheri Sherini Ward known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

s/ Nancy L. Mitchell  
Notary Public for Oregon