

2020-006435

Klamath County, Oregon



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Document prepared by:

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Send all future tax statements to:

c/o Jo Ellen Ladenburger

3002 Benton St.

Wheatridge, CO 80214

Account # 460548

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**WARRANTY DEED**  
**(Pursuant to ORS 93.850)(2)**

THIS WARRANTY DEED, made this 20<sup>th</sup> day of May, 2020, by and between:

Patrick R. Berry and Jo Ellen Ladenburger, the Co-Trustees of The John C. Berry and Mary Lee Berry Family Trust UD August 25, 2016, as amended December 19, 2017, whose address is P.O. Box 721, Raton, NM 87740, ("grantor"), and

Jo Ellen Ladenburger, whose address is 3002 Benton St., Wheatridge, CO 80214; John R. Berry, whose address is 33651 Lakeview Rd., Trinidad, CO 81082; and Sarah Shubert, whose address is 2607 Gaye Dr., Roswell, NM 88201 ("grantee"), THE GRANTOR, for the true and actual consideration of -0-.

This is a transfer from Grantor of the Trust's one-half (1/2) interest to the Grantee. Pursuant to ORS 93.030 there is no cash consideration. This is a conveyance under the Will and Trust of Mary Lee Berry granting the property to her three children.

The receipt of which is hereby acknowledged, conveys and warrants unto the Grantee the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

An undivided one-half interest in and to that certain real property located in the County of Klamath, State of Oregon and more particularly described as Lot 58, Block 32, Klamath Falls Forest Estates Highway, 66 Unit, Plat No. 2, as recorded in Klamath County, Oregon.

Commonly known as

(If there are to be exceptions to the covenants described in ORS 93.850(2)(c), here insert such exceptions.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

Signed, sealed and delivered in presence of:

Signature: \_\_\_\_\_

Print Name: Patrick R. Berry

Capacity: Co-Trustee

Signature: Patrick R. Berry

Print Name: Patrick R. Berry

Capacity: Co-Trustee

Signature: \_\_\_\_\_

Print Name: Jo Ellen Ladenburger

Capacity: Co-Trustee

Signature: Jo Ellen Ladenburger

Print Name: Jo Ellen Ladenburger

Capacity: Co-Trustee

STATE OF NEW MEXICO }

COUNTY OF COLFAX }

On this 20<sup>th</sup> of May, 2020 before me, a notary public, personally appeared Patrick R. Berry and Jo Ellen Ladenburger, Co-Trustees of The John C. Berry and Mary Lee Berry Family Trust UD 8/25/2016, amended 12/19/2017, on behalf of said Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged to me he/she/they freely executed the same.

Witness my hand and seal

Donna Martinez

Notary Public

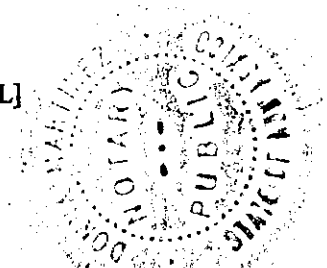
Donna Martinez

Print name

1/18/2024

My commission expires on

[SEAL]



## Exhibit A

An undivided one-half (1/2) interest in and to:

That certain real property located in the County of Klamath, State of Oregon and more particularly described as Lot 58, Block 32, Klamath Falls Forest Estates Highway, 66 unit, plat No. 2, as recorded in Klamath County, Oregon.