



2020-006459

Klamath County, Oregon

05/26/2020 02:44:48 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

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

1200 Ridgewater Blvd.

Klamath Falls, OR 97601

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

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

1200 Ridgewater Blvd.

Klamath Falls, OR 97601

File No. 365698AM

STATUTORY WARRANTY DEED

Robert John Shelly, Jr and Cheryl Madden Shelly, husband and wife,

Grantor(s), hereby convey and warrant to

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

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:

**Parcel 1 of Land Partition 49-03 a replat of Lot 10 of TRACT 1316 PARADISE HILL, situated in the W1/2
W1/2 of Section 5, SE1/4 SE1/4 of Section 6, NW1/4 NW1/4 of Section 8 in Township 38 South, Range 9 East
of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$760,000.00.

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 21 day of May, 2020.

Robert John Shelly Jr.
Robert John Shelly Jr.

Cheryl Madden Shelly
Cheryl Madden Shelly

State of Oregon } ss
County of Klamath }

On this 21 day of May 2020, before me, Stacy Howard a Notary Public in and for said state, personally appeared Robert John Shelly Jr. and Cheryl Madden Shelly, 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.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-1-23

