



THIS SPACE RESERVED FOR

2020-008453

Klamath County, Oregon

07/10/2020 03:10:10 PM

Fee: \$87.00

After recording return to:

Stacy C. Parrott

4634 Harrier Drive

Klamath Falls, OR 97601

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

Stacy C. Parrott

4634 Harrier Drive

Klamath Falls, OR 97601

File No. 383085AM

STATUTORY WARRANTY DEED

Robert B. Shennan and Lorene M. Shennan, Trustees of the Shennan Family Trust established January 17, 2007,

Grantor(s), hereby convey and warrant to

Stacy C. Parrott,

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:

Lot 1258, Tract 1446, RUNNING Y RESORT, PHASE 6, 3RD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$276,495.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

27

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 8 day of JULY 2020.

The Shennan Family Trust

By: Robert B. Shennan TRUSTEE
Robert B. Shennan, Trustee

By: Lorene M. Shennan, trustee
Lorene M. Shennan, Trustee

State of ID } ss.
County of Kootenai }

On this 8th day of July, 2020, before me, John J. Simon a Notary Public in and for said state, personally appeared Robert B. Shennan and Lorene M. Shennan known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Shennan Family Trust established January 17, 2007. and acknowledged to me that he/she/they executed the same as Trustee.

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

John J. Simon
Notary Public for the State of ID
Residing at: Post Falls ID
Commission Expires: May 16 2026

JOHN J SIMON
Notary Public - State of Idaho
Commission Number 52421
My Commission Expires 05-16-2026