



2020-009289

Klamath County, Oregon

07/29/2020 03:21:05 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Clifford Scott Ivie

3146 Lake Forest Rd.

Chiloquin, OR 97624

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

Clifford Scott Ivie

3146 Lake Forest Rd.

Chiloquin, OR 97624

File No. 376671AM

STATUTORY WARRANTY DEED

Lloyd S. Parrat and Shawn K. Parrat, as Trustees of the Lloyd S. Parrat and Shawn K. Parrat Revocable Living Trust dated 11/16/2012,

Grantor(s), hereby convey and warrant to

Clifford Scott Ivie,

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 5 in Block 49 of Tract 1184, OREGON SHORES UNIT 2, FIRST 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 \$210,000.00.

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:

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

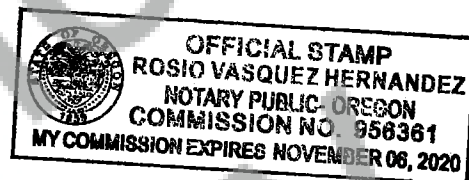
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 29 day of July, 2020.

Lloyd S. Parratt and Shawn K. Parratt Revocable Living Trust

By: Lloyd S. Parratt TRUSTEE
Lloyd S. Parratt, Trustee

By: Shawn K. Parratt, Trustee
Shawn K. Parratt, Trustee



State of Oregon} ss.
County of Klamath}

On this 29 day of July, 2020, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Lloyd S. Parrat and Shawn K. Parrat known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Lloyd S. Parrat and Shawn K. Parrat Revocable Living Trust, 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.

Rosio V. Hernandez
Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: 10/23/2022 new 06, 2020
RA