



THIS SPACE RESERVED FOR

2020-010279
Klamath County, Oregon
08/17/2020 03:40:53 PM
Fee: \$87.00

After recording return to:

Patricia Anjola

PO BOX 526
RENO OR 97627

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

Patricia Anjola

same as above

File No. 386077AM

STATUTORY WARRANTY DEED

Bobbie Jo Birnel
Trustee of the Mary Jo Ellis Revocable Living Trust, dated July 11, 2014,
Grantor(s), hereby convey and warrant to

Patricia Anjola,
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 7-19, replat of Parcel 3 of Land Partition 43-95 as adjusted per Property Line Adjustment 22-95 situate in Government Lot 1, NE1/4 Section 7, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon recorded July 17, 2020 in Instrument 2020-008780, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$377,000.00.
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"

07.

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 10 day of August, 2020

Mary Jo Ellis Revocable Living Trust

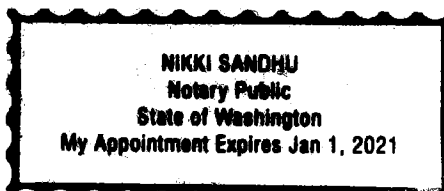
By: Bobbie Jo Birnel, Trustee
Bobbie Jo Birnel, Trustee

State of WA ss.
County of KING

On this 10th day of August, 2020, before me, Nikki Sandhu a Notary Public in and for said state, personally appeared Bobbie Jo Birnel known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the , 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.

Nikki Sandhu
Notary Public for the State of WA
Residing at: KENT, WA
Commission Expires: JAN. 01. 2021



HS *Trustee of the Mary Jo Ellis Revocable Living Trust