



00265581202000116750010018

09/16/2020 09:36:53 AM

Fee: \$82.00

RECORDING REQUESTED BY
AFTER RECORDING MAIL TO

The Larson Law Firm, P.C.
1800 Blankenship Rd., Ste 400
West Linn, OR 97068

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Susan fe Pyle, Trustees
PO Box 795
Gilchrist, OR 97737

Above Space for Recorder's Use Only

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUSAN FE PYLE (formerly known as SUSAN PYLE ERICKSON), Trustee of the Susan Pyle Erickson Trust, Executed April 28, 2017, and any amendments thereto, Grantor, conveys and warrants to SUSAN FE PYLE, Trustee of the Susan fe Pyle Trust, executed the 30 day of July, 2020, Grantee, the following described real property free of encumbrances except as specifically set forth herein in the County of Klamath, State of Oregon:

Lot 48 of Tract 1318 – Gilchrist Townsite, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon


(Commonly known as: 138118 Hillcrest Street, Gilchrist, Oregon, 97737
Map / Tax Lot: 2409-019DD-02200 Account Num: 881464)

The said property is free from encumbrances except COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENT OF RECORD, 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.”

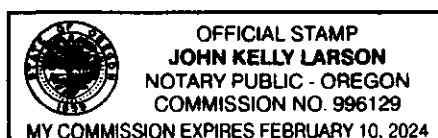
The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

Date: July 30, 2020


Susan fe Pyle, Grantor

State of Oregon)
)ss.
County of Clackamas)

Personally appeared before me this 30 day of July, 2020, SUSAN FE PYLE, and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public - State of Oregon
My Commission Expires: Feb 10, 2024