

2020-011987

Klamath County, Oregon



00265932202000119870020020

09/21/2020 01:43:27 PM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

John T. and Stacey L. Listiak
7409 Roberta Drive
Klamath Falls, Oregon 97603

WARRANTY DEED

John T. Listiak, Trustee of the Taylor Living Trust - 2007, dated October 11, 2007, conveys and warrants to John T. Listiak and Stacey L. Listiak, husband and wife, as tenants by the entirety, the following described real property free of encumbrances except as specifically set forth herein:

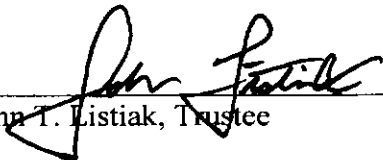
Lot 1 Block of Henley Acres, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

more commonly known as 7409 Roberta Drive, Klamath Falls, Oregon 97603

There is no consideration for this conveyance. It is done for purposes of estate distribution.

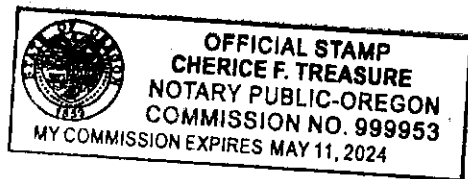
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 15th day of September, 2020.


 John T. Listiak, Trustee

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared the above-named John T. Listiak, Trustee of the Taylor Living Trust - 2007, acknowledged the foregoing instrument to be his voluntary act. Before me this 15th day of September, 2020.




 Notary Public for Oregon
 My commission expires: 5-11-2024