

2020-012382

Klamath County, Oregon

09/28/2020 01:37:00 PM

Fee: \$87.00

**WHEN RECORDED RETURN &
MAIL TAXES TO:**

Gannett Management Group, LLC
299 S. Main St. #1300-91703
Salt Lake City, UT 84111

Warranty Deed

For good and valuable consideration of One Thousand Dollars (\$1000.00), the receipt and sufficiency of which is hereby acknowledged, I or we, Stephen Ransom Kolseth and Mary Susan Kolseth, as Trustees of the Kolseth Revocable Trust dated April 3, 2014 (GRANTOR), does hereby convey to Gannett Management Group, LLC (GRANTEE), a Delaware Limited Liability Company whose address is 299 S. Main St. #1300-91703 Salt Lake City, UT 84111, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

Lot 44, Block 28, Tract 1113 - Oregon Shores Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signature Page to Follow

Dated: 9-24-2020

Grantor Signature:



Mary Kolseth

Stephen Ransom Kolseth and Mary Susan
Kolseth, as Trustees of the Kolseth Revocable
Trust dated April 3, 2014

STATE OF Oregon)

COUNTY OF Linn)

The foregoing instrument was acknowledged before me this 24th day of September, 2020
by Stephen Ransom Kolseth and Mary Susan Kolseth, as Trustees of the Kolseth Revocable Trust
dated April 3, 2014

My Commission Expires: July 08, 2023

Nicole Marshall

Notary Public

[SEAL]

