



THIS SPACE RESERVED FOR

2020-014585

Klamath County, Oregon

11/09/2020 02:51:01 PM

Fee: \$87.00

After recording return to:

Cassidy Gillespie and Isaiah Gillespie

5540 Villa Drive

Klamath Falls, OR 97603

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

Cassidy Gillespie and Isaiah Gillespie

5540 Villa Drive

Klamath Falls, OR 97603

File No. 410751AM

STATUTORY WARRANTY DEED

**Lisa K. Vincent and William C. Vincent
as Trustees of the Donald W. Vincent and Phyllis M. Vincent Revocable Living Trust
undre Agreement dated September 28, 2005,**

Grantor(s), hereby convey and warrant to

Cassidy Gillespie and Isaiah Gillespie, as Tenants by the Entirety,

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 4 in Block 4 of CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$252,000.00.

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:

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 30 day of Oct, 2020

Vincent Family Trust

By:

Lisa K. Vincent
Lisa K. Vincent, Trustee

By:

William C. Vincent
William C. Vincent, Trustee

State of Oregon ss.
County of Washington

Sarah Elizabeth Walker
Notary Public

On this 30 day of Oct, 2020, before me, _____ a Notary Public in and for said state, personally appeared William C. Vincent and Lisa K. Vincent known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Donald W. Vincent and Phyllis M. Vincent 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.

Sarah Elizabeth Walker
Notary Public for the State of Oregon
Residing at: Superior OR
Commission Expires: 8/16/2024

Sarah Elizabeth Walker
Notary Public

