



**2020-016002**

**Klamath County, Oregon**

12/08/2020 01:42:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Stephanie M. Wagner and Dalton Thomas Ahern

314 Washington St

Klamath Falls, OR 97601

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

Stephanie M. Wagner and Dalton Thomas Ahern

314 Washington St

Klamath Falls, OR 97601

File No. 418992AM

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### STATUTORY WARRANTY DEED

**Richard Cohn,**

**Trustee or his Successor Trustee(s), of the Richard Cohn Revocable Living Trust U/D/T February 23, 2009 as restated June 19, 2020, and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Stephanie M. Wagner and Dalton Thomas Ahern, with right of survivorship,**

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 5 in Block 49 of FIRST ADDITION to the City of Klamath Falls, Oregon, and all that portion of Lot 7 in Block 7 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, lying and being on the Southwesterly side of a line beginning at the most Northerly corner of Lot 5 Block 49 of FIRST ADDITION to the City of Klamath Falls, Oregon, and running thence Northwesterly parallel to Third Street to Washington Street.**

The true and actual consideration for this conveyance is \$189,000.00.

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<sup>th</sup> day of November, 2020

Richard Cohn Revocable Living Trust

Richard Cohn  
Richard Cohn, Trustee

State of Oregon} ss.

County of ~~Klamath~~ Washington

On this 30 day of November, 2020, before me, a Notary Public in and for said state, personally appeared Richard Cohn known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Richard Cohn Revocable Living Trust U/D/T February 23, 2009 as restated June 9, 2020, 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.

Jean Marie Bryant  
Notary Public for the State of Oregon

Residing at: ~~Klamath~~ Hillsboro

Commission Expires: march 7, 2023

