

After Recording Return To:
First American Title



After recording return to:
Lianne Cantrall
1620 Micah Ln
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Lianne Cantrall
1620 Micah Ln
La Pine, OR 97739

File No.: 7067-3609364 (LSB)
Date: November 02, 2020

420011 AM

THIS SPACE RESERVED FOR RECORD

2020-016007

Klamath County, Oregon

12/08/2020 02:14:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Robert R. Marshall and Patricia F. Marshall, Trustees of the RP Marshall Trust dated September 3, 2019, Grantor, conveys and warrants to **Lianne Cantrall**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 5, TRACT NO 1382 - WILDWOOD SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$649,000.00**. (Here comply with requirements of ORS 93.030)

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 3rd day of December, 2020.

the RP Marshall Trust dated September 3, 2019

Robert R. Marshall

Robert R. Marshall, Trustee

Patricia F. Marshall

Patricia F. Marshall, Trustee

STATE OF Oregon)
County of Lane) ss.

This instrument was acknowledged before me on this 3rd day of December, 2020 by Robert R. Marshall and Patricia F. Marshall as Trustees of the RP Marshall Trust dated September 3, 2019, on behalf of the Trust.

Darla Joy Palahniuk

Notary Public for Oregon

My commission expires:

