2020-016068

Klamath County, Oregon

12/09/2020 02:41:01 PM

Fee: \$82.00

Recording Requested By:

ELIZABETH M. GALLAGHER 615 Hillside Ave Klamath Falls, Or 97601

When Recorded Mail To:

Paraclete Estate Planning 10 Crater Lake Avenue Medford, OR 97504

Mail Tax Statements To:

ELIZABETH M. GALLAGHER 615 Hillside Ave Klamath Falls, Or 97601

(This Space for Recorder's Use)

WARRANTY DEED

ELIZABETH M. GALLAGHER, hereinafter referred to as "Grantor", conveys and warrants unto ELIZABETH M. GALLAGHER, Trustee of the MARK AND LIBBY GALLAGHER TRUST, dated December 9, 2020, hereinafter referred to as "Grantee", all of his interest in that real property situated in Klamath County, State of Oregon and described as:

Lot 10, LOMA LINDA HEIGHTS IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

There is no monetary consideration for this transfer as it is for estate planning purposes only.

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: December 9, 2020

ELIZABETH M.GALLAGHER

ACKNOWLEDGMENT

STATE OF OREGON)	
County of Jackson) ss.)	

This instrument was acknowledged before me on December 1, 2020 by ELIZABETH M. GALLAGHER.

WITNESS my hand and official seal

Nøtary

and for this state

OFFICIAL STAMP
JENNIFER LUPTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 968757
MY COMMISSION EXPIRES NOVEMBER 14, 2021