



2020-016487

Klamath County, Oregon

12/17/2020 03:10:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Charlene Ham Garavaglia

607 Loma Linda Dr.

Klamath Falls, OR 97601

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

Charlene Ham Garavaglia

607 Loma Linda Dr.

Klamath Falls, OR 97601

File No. 424231AM

STATUTORY WARRANTY DEED

Equity Trust Company Custodian FBO Michael A. Lockrem IRA, an undivided 50% Interest and

Equity Trust Company Custodian FBO Russell D. Weatherby IRA, an undivided 50% Interest,

Grantor(s), hereby convey and warrant to

Charlene Ham Garavaglia,

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 52 and the Southerly 10 feet of Lot 51 all in LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$375,000.00.

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 16th day of December, 2020

Equity Trust Company Custodian FBO Michael A. Lockrem IRA,

By: [Signature] Hope Gonzales
Corporate Alternate Signer

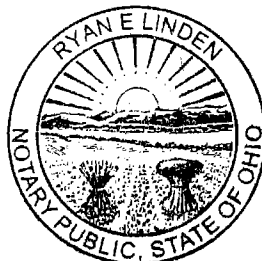
Equity Trust Company Custodian FBO Russell D. Weatherby IRA

By: [Signature] Hope Gonzales
Corporate Alternate Signer

State of Ohio) ss
County of Cuyahoga)

On this 16 day of December, 2020, before me, Ryan E Linden
HOPE GONZALES as Corporate Alternate Signer a Notary Public in and for
said state, personally appeared HOPE GONZALES, as Corporate Alternate Signer for Equity Trust Company
Custodian FBO Michael A. Lockrem IRA, known or identified to me to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

[Signature]
Notary Public for the State of Ohio
Residing at: 1 Equity way Westlake Ohio 44145
Commission Expires:



Ryan E Linden

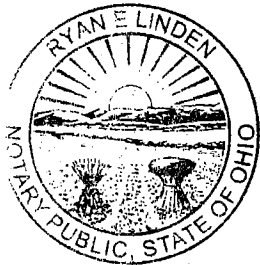
NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
December 1, 2023

State of Ohio } ss
County of Cogahoga }

On this 16 day of December 2020, before me, Ryan E Linden a Notary Public in and for said state, personally appeared HOPE GONZALES, as Corporate Alternate Signer, for Equity Trust Company Custodian FBO Russell D. Weatherby IRA, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ryan E Linden
Notary Public for the State of Ohio
Residing at: 1 Equity way westlake ohio 44145
Commission Expires:



Ryan E Linden

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
December 1, 2023