

2021-001262

Klamath County, Oregon



00273008202100012620030039

01/27/2021 12:08:12 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:
Sharon L. Rich
12420 Redwood Highway
Wilderville, OR 97543

SEND TAX STATEMENTS TO:
Sharon L. Rich
12420 Redwood Highway
Wilderville, OR 97543

STATUTORY WARRANTY DEED

ORS 93.850

Sharon L. Rich, with an address of 12420 Redwood Highway, Wilderville, OR 97543 ("Grantor"), conveys and warrants to Sharon L. Rich, Trustee under the Sharon L. Rich Revocable Trust dated November 12, 2020, whose address is 12420 Redwood Highway, Wilderville, OR 97543, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein: land in Klamath County, Oregon, described more particularly as follows:

Tax and Mat Lot 230924A-0500, Ahren Drive, LaPine, OR 97739

SEE ATTACHED AND INCORPORATED **EXHIBIT A**

The true consideration for this conveyance is \$ -0-.

This property is free of liens and encumbrances, EXCEPT: None

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

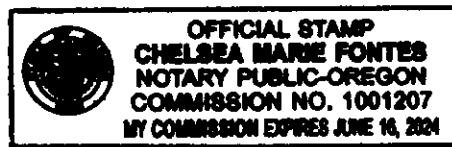
DATED this 14 day of January, 2021.

Sharon L. Rich, Trustee
Sharon L. Rich, Trustee under the Sharon L.
Rich Revocable Trust dated
November 12, 2020

STATE OF OREGON

COUNTY OF JOSEPHINE

} ss.



The foregoing instrument was acknowledged before me on this 14 day of January, 2021, by Sharon L. Rich, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Chelsea Marie Fontes
Printed Name: Chelsea Marie Fontes
Notary Public in and for the State of Oregon

EXHIBIT A

Tax and Map Lot 230924A-0500 Ahren Drive, LaPine, OR 97739

Lot 2, Block2, RIVER PINES ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.