



2021-001777

Klamath County, Oregon

02/05/2021 01:55:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Thomas R. Pratt and Lynn A. Pratt, Trustees

5096 Larch Lane

Klamath Falls, OR 97601

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

Thomas R. Pratt and Lynn A. Pratt, Trustees

5096 Larch Lane

Klamath Falls, OR 97601

File No. 429176AM

STATUTORY WARRANTY DEED

Bob Russell and Rebecca Russell, as Tenants by the Entirety, as to an undivided 1/2 interest and Valerie Hoffman and Jeff Deming, as Tenants by the Entirety, as to an undivided 1/2 interest,

Grantor(s), hereby convey and warrant to

Thomas R. Pratt and Lynn A. Pratt, Trustees of the TL Family Trust dated September 19, 2018,

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 240, RUNNING Y RESORT, PHASE 3, 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 \$18,000.00.

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:

87

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 1st day of February, 2021.

X [Signature]
Bob Russell
X [Signature]
Valerie Hoffman

X Rebecca Russell
Rebecca Russell
X [Signature]
Jeff Deming

State of CALIFORNIA } ss
County of SACRAMENTO

On this 1st day of FEB., 2021, before me, CHRIS NWAKOBI a Notary Public in and for said state, personally appeared Bob Russell and Rebecca Russell, 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.

Chris Nwakobi
Notary Public for the State of CALIFORNIA
Residing at: 192 WESTBURY CIR, Folsom CA 95630
Commission Expires: 12/29/2024



State of CALIFORNIA } ss
County of SACRAMENTO

On this 1st day of FEB., 2021, before me, CHRIS NWAKOBI a Notary Public in and for said state, personally appeared Valerie Hoffman and Jeff Deming, 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.

Chris Nwakobi
Notary Public for the State of CALIFORNIA
Residing at: 192 WESTBURY CIR, Folsom CA 95630
Commission Expires: 12/29/2024

