



THIS SPACE RESERVED FOR

2021-002401

Klamath County, Oregon

02/17/2021 01:16:01 PM

Fee: \$87.00

After recording return to:

Ryan Patrick Tracy and Lindsay Morgan Tracy

23909 105th Ave SW

Vashon, WA 98070

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

Ryan Patrick Tracy and Lindsay Morgan Tracy

23909 105th Ave SW

Vashon, WA 98070

File No. 435207AM

STATUTORY WARRANTY DEED

**Sterling Trust Company,
Custodian FBO Debra Jeanne Foltz Account #090369,**

Grantor(s), hereby convey and warrant to

Ryan Patrick Tracy and Lindsay Morgan Tracy, as Tenants by the Entirety,

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 18, Block 93 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3711-027A0-00400 397010

The true and actual consideration for this conveyance is \$21,000.00.

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 12th day of February, 2021

Sterling Trust Company, Custodian FBO Debra Jeanne Foltz, Account #090369

By: Matthew Collier

As: MATTHEW COLLIER
Corporate Alternate Signer

State of OHIO } ss
County of CUYAHOGA }

On this 12th day of February, 2021, before me,
LAURA G DEITZ Matthew Collier a Notary Public in and for said state, personally appeared
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.

Laura G Deitz
Notary Public for the State of OHIO
Residing at: 1440 Weymouth Ave, Westlake, OH 44145
Commission Expires:



LAURA G. DEITZ
Notary Public, State of Ohio
My Commission Expires
January 14, 2025