

Karen Oaks

Returned at Counter

After Recording, Return To:

Lisa Petrusich
1877 Ivory Street
Klamath Falls, OR 97603

Mail Tax Statements To:

Lisa Petrusich
1877 Ivory Street
Klamath Falls, OR 97603

2021-002533

Klamath County, Oregon



00274398202100025330010014

02/19/2021 02:20:34 PM

Fee: \$82.00

STATUTORY WARRANTY DEED

LISA PETRUSICH, Successor Trustee of the Roland Jack Leroy Welspiel 2016 Revocable Living Trust, GRANTOR, HEREBY conveys and warrants to LISA PETRUSICH, the GRANTEE, and to Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property here in Klamath County, Oregon, to-wit:

Lot 4 and the Southerly 30.83 feet of Lot 3 in Block 93, Buena Vista Addition, to the City of Klamath Falls, Oregon

More commonly known as 1315 California Street, Klamath Falls, OR

And will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

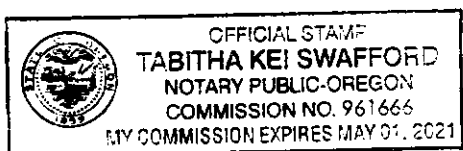
Dated this 19 day of February, 2021.

ROLAND JACK LEROY WELSPIEL 2016
REVOCABLE LIVING TRUST

Lisa Petrusich Successor Trustee
LISA PETRUSICH, Successor Trustee

STATE OF OREGON)
) ss.
COUNTY OF Klamath)

Personally appeared the above named Lisa Petrusich, Successor Trustee of the Roland Jack Leroy Welspiel 2016 Revocable Living Trust, and acknowledged the foregoing instrument to be her voluntary act and deed this 19 day of February, 2021



Tabitha K. Swafford
NOTARY PUBLIC
My Commission expires: May 01, 2021