

2021-003794

Klamath County, Oregon



00275822202100037940020021

03/15/2021 10:56:50 AM

Fee: \$87.00

WARRANTY DEED -- STATUTORY FORM

Grantors: MONTIE L. TORGESON and WENDY TORGESON

Grantees: MONTIE L. TORGESON and WENDY C. TORGESON, Trustees

After recording return to:

MONTIE L. TORGESON, Trustee
WENDY C. TORGESON, Trustee
38058 Scravel Hill Road NE
Albany, OR 97322

Address for tax statements:

MONTIE L. TORGESON, Trustee
WENDY C. TORGESON, Trustee
38058 Scravel Hill Road NE
Albany, OR 97322

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of transfer of title to avoid probate.

MONTIE L. TORGESON and WENDY TORGESON, aka WENDY C. TORGESON, Grantors, convey and warrant to MONTIE L. TORGESON and WENDY C. TORGESON, Trustees of the MONTIE and WENDY TORGESON Revocable Living Trust dated October 12, 2011, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

Lots 4 and 5 in Block 7 of Jack Pine Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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, AND 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 THE 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.

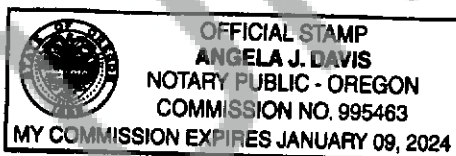
Dated this 9th day of March, 2021.

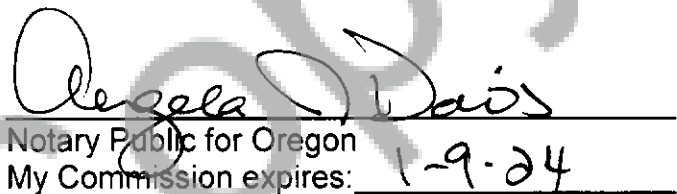

MONTIE L. TORGESON


WENDY TORGESON, aka
WENDY C. TORGESON

STATE OF OREGON)
County of Union) ss. March 9, 2021.

Personally appeared the above-named **MONTIE L. TORGESON** and **WENDY TORGESON, aka WENDY C. TORGESON** acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon
My Commission expires: 1-9-24