



2021-003975

Klamath County, Oregon

03/17/2021 11:17:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jeremy John Thorp and Deanne Michelle Merriman

1624 Lukes Road

La Pine, OR 97739

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

Jeremy John Thorp and Deanne Michelle Merriman

1624 Lukes Road

La Pine, OR 97739

File No. 442184AM

STATUTORY WARRANTY DEED

Gail Ruth Brewer and Jeff A. Brewer, Trustees of the Gail Ruth Brewer Trust under agreement dated April 24, 1998, Grantor(s), hereby convey and warrant to Jeremy John Thorp and Deanne Michelle Merriman, 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 5 in Block 19, SECOND ADDITION TO RIVER PINE ESTATES, 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:

2309-013C0-07300

130165

The true and actual consideration for this conveyance is \$317,979.00.

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:

Return to:



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 15th day of March, 2021

Gail Ruth Brewer and Jeff A. Brewer, Trustees of the Gail Ruth Brewer Trust under agreement dated April 24, 1998

Gail Ruth Brewer
Gail Ruth Brewer, Trustee

Jeff A. Brewer
Jeff A. Brewer, Trustee

State of Oregon) ss. Lincoln,
County of

On this 15th day of March, 2021, before me, Deborah L. Grigsby a Notary Public in and for said state, personally appeared Gail Ruth Brewer and Jeff A. Brewer known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Gail Ruth Brewer Trust under agreement dated April 24, 1998, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah L. Grigsby
Notary Public for the State of Oregon
Residing at: Florence, Oregon
Commission Expires: 06/14/2021

