



2021-006606

Klamath County, Oregon

04/27/2021 03:44:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Angela Cox

PO Box 751

Gilchrist, OR 97737

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

Angela Cox

PO Box 751

Gilchrist, OR 97737

File No. 455989AM

STATUTORY WARRANTY DEED

Equity Trust Company, Custodian FBO Lori D. Thomas, IRA account number 200371374,

Grantor(s), hereby convey and warrant to

Angela Cox,

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 30, Block 2, ROBERTS RIVER ACRES, 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:

2409-017B0-07300

The true and actual consideration for this conveyance is \$17,500.00.

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: 
AmeriTitle

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 20th day of April, 2021.

Equity Trust Company, Cust

FBO: Lori D. Thomas IRA

Matthew Collier

Authorized Signor **MATTHEW COLLIER**
Corporate Alternate Signer

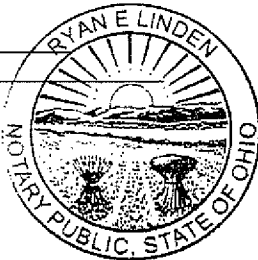
Ohio

State of _____ } ss.
County of Cuyahoga }

On this 20 day of April, 2021, before me, Ryan E Linden a Notary Public in and for said state, personally appeared Matthew Collier known to me to be the Corporate Alternate Signer of the Equity Trust Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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

Ryan E Linden
Notary Public for the State of Ohio
Residing at: Cuyahoga county
Commission Expires: _____



Ryan E Linden

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
December 1, 2023