



THIS SPACE RESERVED FOR

2021-006720

Klamath County, Oregon

04/29/2021 12:59:00 PM

Fee: \$87.00

After recording return to:

Trinity Asset Holdings Co., LLC, a California Limited
Liability Company

1200 Ridgewater Blvd

Klamath Falls, OR 97601

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

Trinity Asset Holdings Co., LLC, a California Limited
Liability Company

1200 Ridgewater Blvd

Klamath Falls, OR 97601

File No. 442159AM

STATUTORY WARRANTY DEED

Jason Jennings and Lesli Jennings, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Trinity Asset Holdings Co., LLC a California Limited Liability Company,

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 152, Tract 1496, Ridgewater Subdivision Phase 1, 1st Addition, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.**

**Together with private road known as Bailey Mountain Road as shown on the recorded plat of Tract 1496
Ridgewater Subdivision, Phase 1, 1st Addition.**

**Also together with an easement for public utility and incidental purposes recorded January 26, 2007 in
Volume 2007 Page 001436, Records of Klamath County, Oregon.**

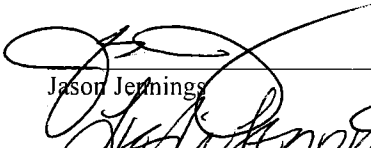
The true and actual consideration for this conveyance is \$52,000.00.

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:

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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 27 day of April, 2021.



Jason Jennings


Lesli Jennings

State of Oregon } ss
County of Klamath }

On this 27 day of April, 2021, before me, Stacy Howard a Notary Public in and for said state, personally appeared Jason Jennings and Lesli Jennings, known or identified to me to be the person(s) whose name(s) 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.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-01-2023

