



THIS SPACE RESERVED FOR

2021-007150

Klamath County, Oregon

05/07/2021 11:23:01 AM

Fee: \$87.00

After recording return to:

Janien Rhen

5350 SW Platiro Ct.

Culver, OR 97734

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

Janien Rhen

5350 SW Platiro Ct.

Culver, OR 97734

File No. 459320AM

STATUTORY WARRANTY DEED

**Tad Harrington and Darlene Harrington,
Co-Trustees or successors of the Harrington Family Trust,**

Grantor(s), hereby convey and warrant to

Janien Rhen,

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:

The South 90 feet of Lot 545 of Block 127, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the Northwest corner of said Lot 545 above described, running thence East along the South line of the alley 15 feet; thence South parallel with the West line of said Lot, 30 feet; thence West 15 feet; thence North 30 feet to the place of beginning.

The true and actual consideration for this conveyance is \$179,900.00.

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:

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 05 day of May, 2021.

Harrington Family Trust

By: [Signature]
Tad Harrington, Trustee

By: [Signature]
Darlene Harrington, Trustee

State of Oregon } ss.
County of Yamhill }

On this 5th day of May, 2021, before me, Alicia Casillas Garcia, a Notary Public in and for said state, personally appeared Tad Harrington and Darlene Harrington known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Tad Harrington and Darlene Harrington, Co-Trustees of Suceccors of the Harrington Family Trust, 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.

[Signature]
Notary Public for the State of Oregon »
Residing at: Yamhill
Commission Expires: 02/13/2024

