



2021-007748

Klamath County, Oregon

05/14/2021 01:20:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael D. Quinton and Tammy Kay Quinton

750 N Moss

Lowell, OR 97452

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

Michael D. Quinton and Tammy Kay Quinton

750 N Moss

Lowell, OR 97452

File No. 450855AM

STATUTORY WARRANTY DEED

Gary L. Ryser and Olivia M. Ryser, Trustees of the Gary and Olivia Ryser Family Trust,

Grantor(s), hereby convey and warrant to

Michael D. Quinton and Tammy Kay Quinton, 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:

The NW1/4 NW1/4, Section 15, Township 30 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$48,500.00.

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:

87

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 6th day of May, 2021

The Gary and Olivia Ryser Family Trust

By: [Signature]
Gary L. Ryser, Trustee

By: [Signature]
Olivia M. Ryser, Trustee

State of Nevada } ss.
County of Washoe }

On this 12th day of May, 2021, before me, Cheryl Cathi Shawl a Notary Public in and for said state, personally appeared Gary L. Ryser and Olivia M. Ryser, Trustees of the Gary and Olivia Ryser Family Trust known or identified to me to be the person whose name is subscribed to the foregoing instrument 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.

Cheryl Cathi Shawl
Notary Public for the State of Nevada
Residing at: 5720 High Rock Dr, Sparks, NV 89431
Commission Expires: 09-18-2023

