

2021-008244

Klamath County, Oregon

05/24/2021 02:08:01 PM

Fee: \$87.00

Return To:



After Recording Return to:
Cody Sly Thomason
138626 Rhododendron St.
Gilchrist, OR 97737-3252

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE13903

STATUTORY WARRANTY DEED

Equity Trust Company, Custodian FBO Lori D. Thomas, IRA

herein called grantor, convey(s) and warrant(s) to

Cody Sly Thomason,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described
as:

(881562, 2409019AD01800)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$155,000.00.**

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, AND 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 22nd day of April, 2021

Equity Trust Company Custodian FBO Lori D. Thomas IRA

By: [Signature]
Name: Hope Gonzales
Title: Corporate Signer

Ohio Deschutes
STATE OF OREGON, County of Deschutes) ss.

On this 22 day of April, 2021 personally appeared the above named Hope Gonzales, Corporate Signer for Equity Trust Company, Custodian FBO Lori D. Thomas, IRA and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: [Signature]
Notary Public for Ohio
My commission expires:

Official Seal



JASON NICHOLSON
Notary Public
State of Ohio
My Comm. Expires
May 19, 2025