

**2021-008391**

**Klamath County, Oregon**



00280936202100083910020024

05/26/2021 11:19:34 AM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:

Rehart Land Company LLC  
15808 S.W. Willow Drive  
Sherwood, Oregon 97140

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## WARRANTY DEED

**William C. Vincent, Trustee of the Phyllis M. Vincent Credit Shelter Trust**, Grantor, conveys and warrants to **Rehart Land Company LLC, an Oregon limited liability company**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 41 and the East 5 feet of vacated walkway adjacent thereto, BALSIGER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: 525042

Tax lot number: 3909-003AD-0100

More commonly known as 3878 Miller Ave., Klamath Falls, Oregon

There is no consideration for this conveyance. The conveyance is a testamentary distribution of trust property.

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 17<sup>th</sup> day of May, <sup>2021</sup>~~2020~~.

**William C. Vincent, Trustee of the Phyllis M. Vincent Credit Shelter Trust**

By: William C. Vincent, Trustee  
William C. Vincent, Trustee

STATE OF OREGON            )  
  ) ss.  
County of Cle Elskington )

This instrument was acknowledged before me on May 17, <sup>2021</sup>~~2020~~, by **William C. Vincent, Trustee of the Phyllis M. Vincent Credit Shelter Trust**

Sandra B. Cherachanko  
Oregon  
Notary Public for Oregon  
My commission expires: July 25, 2022

