



THIS SPACE RESERVED FOR

2021-009854

Klamath County, Oregon

06/24/2021 08:36:06 AM

Fee: \$87.00

After recording return to:

Edwin W. Greenhalgh and Shirley Greenhalgh

P. O. Box 1162

Hereford, AZ 85615

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

Edwin W. Greenhalgh and Shirley Greenhalgh

P. O. Box 1162

Hereford, AZ 85615

File No. 475953AM

STATUTORY WARRANTY DEED

Jerrold B. Walter, as Trustee of the Walter Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Edwin W. Greenhalgh and Shirley Greenhalgh, 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:

A parcel of land in Section 33, Township 40 South, Range 12, East of the Willamette Meridian, more particularly described as follows:

Beginning at the SE corner of the SW1/4 of the NW1/4 of Section 33; thence running North 215 feet; thence West 200 feet; thence South 215 feet; thence East 200 feet to the point of beginning, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$75,000.00.

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:

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 23rd day of June, 2021.

The Walter Revocable Living Trust

By: [Signature]
Jerrold B. Walter, Trustee

State of OR } ss
County of Klamath

On this 23rd day of June, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Jerrold B. Walter, Trustee of the Walter Revocable Living Trust, 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.

[Signature]
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 8-30-21

