



THIS SPACE RESERVED FOR

2021-010607

Klamath County, Oregon

07/08/2021 10:16:00 AM

Fee: \$87.00

After recording return to:

Shon M. Lenchitsky and Allison J. Lenchitsky

17380 SE Denise Ct.

Damascus, OR 97089

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

Shon M. Lenchitsky and Allison J. Lenchitsky

17380 SE Denise Ct.

Damascus, OR 97089

File No. 471538AM

STATUTORY WARRANTY DEED

Debra Gisriel and Thomas Gisriel, Trustees of the Gisriel Family Living Trust,

Grantor(s), hereby convey and warrant to

Shon M. Lenchitsky and Allison J. Lenchitsky, 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:

Lot 565 of RUNNING Y RESORT, PHASE 5, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$40,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 30th day of June 2021.

The Gisriel Family Living Trust

By: Debra Gisriel

Debra Gisriel, Trustee

By: Thomas Gisriel

Thomas Gisriel, Trustee

State of Oregon ss. Texas

County of Klamath Bexar

On this 20th day of June, 2021, before me, Lillian G. Salazar, a Notary Public in and for said state, personally appeared Debra Gisriel and Thomas Gisriel known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Debra Gisriel and Thomas Gisriel, Trustees of the Gisriel Family Living 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.

Lillian G. Salazar
Notary Public for the State of Oregon Texas

Residing at: Klamath County Bexar

Commission Expires: 4/30/2022

