



THIS SPACE RESERVED FOR

2021-011453

Klamath County, Oregon

07/26/2021 02:32:00 PM

Fee: \$92.00

After recording return to:

Dylan Robert Clark

3002 Corvallis St.

Klamath Falls, OR 97601

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

Dylan Robert Clark

3002 Corvallis St.

Klamath Falls, OR 97601

File No. 475445AM

STATUTORY WARRANTY DEED

Thomas Geren and Monica Opoku, as Trustees of the Geren and Opoku Family Trust, dated November 5, 2012,

Grantor(s), hereby convey and warrant to

Dylan Robert Clark,

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:

Lots 11 and 12 of Block 6 of KLAMATH LAKE ADDITION to the City of Klamath Falls, Oregon, 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 \$120,000.00.

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 23rd day of July 2021.

The Geren and Opoku Family Trust, dated November 5, 2012

By: [Signature] TRUSTEE
Thomas Geren, Trustee

By: [Signature] TRUSTEE
Monica Opoku, Trustee

State of _____ } ss.
County of _____ }

On this _____ day of July, 2021, before me, _____ a Notary Public in and for said state, personally appeared Thomas Geren and Monica Opoku known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the The Geren and Opoku Family Trust, dated November 5, 2012, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

*See attached California
Compliant Certificate*
[Signature]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

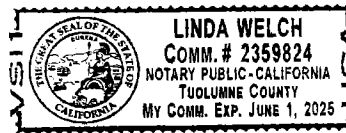
California Acknowledgement

State of California
County of Tuolumne

On 07/23/2021 before me Linda Welch, Notary Public, personally appeared Thomas Geren and Monica Opoku, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.



Signature

Linda Welch, Notary Public

Commission # 2359824, Expires 06/01/2025

Re: Statutory Warranty Deed
File #475445AM