



THIS SPACE RESERVED FOR

2021-012048

Klamath County, Oregon

08/06/2021 01:35:00 PM

Fee: \$87.00

After recording return to:

Christine Whitby

412 Market St.

Klamath Falls, OR 97601

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

Christine Whitby

412 Market St.

Klamath Falls, OR 97601

File No. 461714AM

STATUTORY WARRANTY DEED

Jeffrey H. Sargo and Annette B. Sargo, Trustees of the Sargo 2001 Revocable Trust, dated July 3, 2001

Grantor(s), hereby convey and warrant to

Christine Whitby,

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 1A and 1B, Block 6, RAILROAD ADDITION to the City of Klamath Falls, 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 \$159,500.00.

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

87

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 2nd day of July, 2021.

The Sargo 2001 Revocable Trust

By: [Signature]
Jeffrey H. Sargo, Trustee

By: [Signature]
Annette B. Sargo, Trustee

State of CA } ss.
County of TUOLUMNE }

On this 2nd day of July, 2021, before me, DON RICHARD LYNCH, a Notary Public in and for said state, personally appeared Jeffrey H. Sargo and Annette B. Sargo known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Jeffrey H. Sargo and Annette B. Sargo, Trustees of the Sargo 2001 Revocable Trust, dated July 3, 2001, 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.

[Signature]
Notary Public for the State of CA
Residing at: 21408 LOPPEWAY RD SONOMA, CA 94967
Commission Expires: 3/31/2022

