

4:35 9/27 Am

RECORDING REQUESTED BY:



180 Lithia Way, Ste 101
Ashland, OR 97520

2021-012245

Klamath County, Oregon

08/10/2021 02:52:01 PM

Fee: \$87.00

GRANTOR'S NAME:

Michael B. Remington and Shirley R. Remington, Trustees of the Michael and Shirley Remington Family Trust U/T/D dated February 14, 2001

GRANTEE'S NAME:

Jennifer Perales

AFTER RECORDING RETURN TO:

Order No.: 470321074760-MB

Jennifer Perales
3200 Barry Ave
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Jennifer Perales
3200 Barry Ave
Klamath Falls, OR 97603

3200 Barry Ave, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael B. Remington and Shirley R. Remington, Trustees of the Michael and Shirley Remington Family Trust U/T/D dated February 14, 2001, Grantor, conveys and warrants to Jennifer Perales, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 90, Casitas, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$157,000.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED

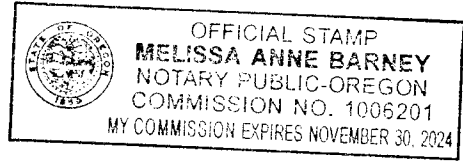
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8.10.21

Michael and Shirley Remington Family Trust

BY: Michael B Remington
Michael B. Remington, Trustee



State of Oregon
County of Jackson

This instrument was acknowledged before me on 8/10/21 by Michael B. Remington as Trustee of the Michael B. Remington and Shirley R. Remington, Trustees of the Michael and Shirley Remington Family Trust U/T/D dated February 14, 2001 Trust u/t/a February 14, 2001.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 11/30/24

Unofficial Copy