



THIS SPACE RESERVED FOR

2021-012651

Klamath County, Oregon

08/19/2021 10:31:00 AM

Fee: \$87.00

After recording return to:

Ken A. Phillips

3944 Jana Drive

Klamath Falls, OR 97603

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

Ken A. Phillips

3944 Jana Drive

Klamath Falls, OR 97603

File No. 458758AM

STATUTORY WARRANTY DEED

John M. Yarbrough and Carol A. Yarbrough, Trustees of the Yarbrough Living Trust dated December 18, 2013,

Grantor(s), hereby convey and warrant to

Ken A. Phillips,

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 2 in Block 2 of TRACT NO. 1067, THE HIGHLANDS, 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 \$400,000.00.

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 23 day of July, 2021.

The Yarbrough Living Trust dated December 18, 2013

By: John M. Yarbrough
John M. Yarbrough, Trustee

State of Washington } ss
County of Klickitat }

On this 23 day of July, 2021, I certify that I know or have satisfactory evidence that John M. Yarbrough is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as Trustee(s) of The Yarbrough Living Trust dated December 18, 2013 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dana Bell
Notary Public for the State of Washington
Residing at: White Salmon
Commission Expires: 12/21/2024

