



2021-012701
Klamath County, Oregon
 08/19/2021 01:33:00 PM
 Fee: \$87.00

THIS SPACE RESERVED FO

After recording return to:

Samantha Padilla De Dios
 3530 Boardman Ave
 Klamath Falls, OR 97603

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

Samantha Padilla De Dios
 3530 Boardman Ave
 Klamath Falls, OR 97603
 File No. 475060AM

STATUTORY WARRANTY DEED

Christopher B. Harris, Trustee of the Pennie Lynn Stevenson GST Exempt Trust created under the Janice Lavonne Harris Irrevocable Trust dated January 8, 2010,

Grantor(s), hereby convey and warrant to

Samantha Padilla De Dios,

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:

The E1/2 of Lot 50 and all of Lot 51 in Block 17 of INDUSTRIAL ADDITION, 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 \$169,891.00.

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 17th day of August, 2021

Pennie Lynn Stevenson GST Exempt Trust created under the Janice Lavonne Harris Irrevocable Trust dated January 8, 2010

By: Christopher B. Harris Trustee
Christopher B. Harris, Trustee

State of California } ss.
County of San Joaquin

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.

On this 17th day of August, 2021, before me, B. Anderson-Comier a Notary Public in and for said state, personally appeared Christopher B. Harris known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Pennie Lynn Stevenson GST Exempt Trust created under the Janice Lavonne Harris Irrevocable Trust dated January 8, 2010, 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.

B. Anderson-Comier
Notary Public for the State of California
Residing at: San Joaquin County
Commission Expires: 10-17-2024

