

470321077265-AC

485800AM

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

2021-012724

Klamath County, Oregon

08/19/2021 03:59:00 PM

Fee: \$87.00

TICOR TITLE

GRANTOR'S NAME:

Patricia M. Demmer, as Trustee of the Demmer Revocable Living
Trust of 37409 Deerford Lane, Chiloquin, Oregon 97624

GRANTEE'S NAME:

Alan C. Russell and Merlinda N. Russell

AFTER RECORDING RETURN TO:

Order No.: 470321077265-AC

Alan C. Russell and Merlinda N. Russell, as tenants by the entirety
37409 Deerford Lane
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Alan C. Russell and Merlinda N. Russell
37409 Deerford Lane
Chiloquin, OR 97624

APN: R228523

R228499

R228480

Map: 3507-006DA-03600

3507-006DA-03900

3507-006DA-04000

37409 Deerford Lane, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Patricia M. Demmer, as Trustee of the Demmer Revocable Living Trust of 37409 Deerford Lane, Chiloquin, Oregon 97624, Grantor, conveys and warrants to Alan C. Russell and Merlinda N. Russell, as tenants by the entirety, 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:

Lots 27, 28 and 31, Block 16, Tract 1053 - Oregon Shores, 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 FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$425,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 8-19-2021

Patricia M. Demmer, Trustee of the Demmer Revocable Living Trust

BY: Patricia M. Demmer, Trustee
Patricia M. Demmer
Trustee

State of OREGON
County of JACKSON

This instrument was acknowledged before me on August 19th, 2021 by Patricia M. Demmer, as Trustee of the Demmer Revocable Living Trust of 37409 Deerford Lane, Chiloquin, Oregon 97624.

Cammy Leanne Davis
Notary Public - State of Oregon

My Commission Expires: 7-2-2022

