



2021-012752
 Klamath County, Oregon
 08/20/2021 10:01:00 AM
 Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Troy G. Ingram and Samantha A. Ingram
 PO Box 84
 Malin, OR 97632

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

Troy G. Ingram and Samantha A. Ingram
 PO Box 84
 Malin, OR 97632
 File No. 472430AM

STATUTORY WARRANTY DEED

Merry Ellen Koopman Walker, as Trustee of Merry Ellen Koopman Walker Revocable Living Trust, under Agreement dated September 30, 2016,

Grantor(s), hereby convey and warrant to

Troy G. Ingram and Samantha A. Ingram, with right of survivorship,

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:

Beginning at a point on the Section line 1203.94 feet West of the quarter corner between Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 200 feet to the true point of beginning; thence West 56 feet; thence North 200 feet to said Section line; thence West 73 feet to the West line of a private roadway; thence South 336 feet; thence East 129 feet; thence North 136 feet to the true point of beginning.

EXCEPTING THEREFROM all that portion lying within Klamath Falls - Malin Highway 39.

The true and actual consideration for this conveyance is \$45,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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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 Aug, 2021

The Merry Ellen Koopman Walker Trust

By: Merry Ellen Koopman Walker, Trustee
Merry Ellen Koopman Walker, Trustee

State of Oregon} ss.
County of Klamath}

On this 17th day of August, 2021, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Merry Ellen Koopman Walker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Merry Ellen Koopman Walker, as Trustee of Merry Ellen Koopman Walker Revocable Living Trust, under Agreement dated September 30, 2016, 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 5/18/2025

