



THIS SPACE RESERVED FOR

2021-012865

Klamath County, Oregon

08/23/2021 03:00:01 PM

Fee: \$92.00

After recording return to:

Ana Romero

8333 highway 140 E

Klamath Falls, OR 97603

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

Ana Romero

8333 highway 140 E

Klamath Falls, OR 97603

File No. 460345AM

STATUTORY WARRANTY DEED

Terese Troxclair Wyly, Trustee of the Marissa A. Troxclair Trust,

Grantor(s), hereby convey and warrant to

Ana Romero,

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:

Attached is Exhibit A.

The true and actual consideration for this conveyance is \$15,000.00.

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

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 19 day of August, 2021.

The Marissa A. Troxclair Trust

By: Terese Troxclair Wyly
Terese Troxclair Wyly, Trustee

State of Mississippi } ss.
County of HANCOCK }

On this 19th day of August, 2021, before me, ELIZABETH LYNN AVERY, a Notary Public in and for said state, personally appeared Terese Troxclair Wyly known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Terese Troxclair Wyly, Trustee of the Marissa A. Troxclair Trust Agreement dated 02/13/2000, 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.

Elizabeth Lynn Avery
Notary Public for the State of Mississippi »
Residing at: HARRISON County
Commission Expires: 05/28/2022

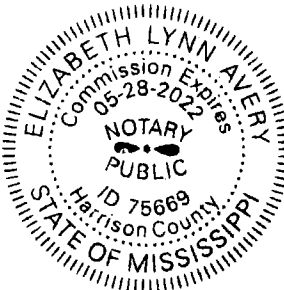


EXHIBIT "A"

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 7 and Lots 1, 2, 3, 4 and 5 in Block 8 and that portion of Lots 8, 9, and 10 in Block 14 lying East of the highway, all in Opportunity Addition to the City of Klamath Falls;

ALSO all that portion of vacated "C" Street in Opportunity Addition to the City of Klamath Falls, Oregon, described as follows:

Beginning at the Southwest corner of Lot 6, Block 7 of said Opportunity Addition; thence, South to the intersection of the Northerly line of Oregon State Highway #97; thence, Northwesterly along said Northerly line of said Highway to its intersection with the South line of Lot 5 of said Block 7; thence, East to the point of beginning.

ALSO all that portion of the East one-half of vacated 5th Street in Opportunity Addition to the City of Klamath Falls, Oregon, lying adjacent to Lots 1, 2, 3, and 4 in Block 7 of said Opportunity Addition, and Northerly of the right of way of Oregon State Highway #97.

ALSO all that portion of the vacated alley in Block 7 extending South from the South line of "B" Street to the North line of "C" Street, all that portion of the West one-half of the vacated alley in Block 8 extending South from the South line of "B" Street to the North line of "C" Street, and all that portion of vacated "C" Street from a line drawn from the Southwest corner of Lot 6, Block 7 to the Northwest corner of Lot 10, Block 14 and East to the West line of Fourth Avenue, all in Opportunity Addition to the City of Klamath Falls, situated in the Southwest Quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon.

EXCEPTING THEREFROM all those portions conveyed to the State of Oregon, by and through its State Highway Commission;

Recorded June 13, 1962 in Volume 338 page 235, Deed Records of Klamath County.

Recorded June 13, 1962 in Volume 338, page 239, Deed Records of Klamath County.

Recorded March 27, 1950 in Volume 237, page 545, Deed Records of Klamath County.

Recorded April 1, 1950, in Volume 238, page 1, Deed Records of Klamath County.