

Oakes Law
Returned at Counter

After Recording, Return To:
Lisa Petrusich
1877 Ivory Street
Klamath Falls, OR 97603
Mail Tax Statements To:
Lisa Petrusich
1877 Ivory Street
Klamath Falls, OR 97603

2021-013534
Klamath County, Oregon



09/03/2021 03:06:49 PM Fee: \$82.00

STATUTORY WARRANTY DEED

LISA PETRUSICH, Successor Trustee of the Roland Jack Leroy Welspiel 2016 Revocable Living Trust, GRANTOR, HEREBY conveys and warrants to LISA PETRUSICH, the GRANTEE, and to Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property here in Klamath County, Oregon, to-wit:

Lot 44 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as 1877 Ivory Street, Klamath Falls, Oregon.

And will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey. 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 2 day of August, 2021. ss LJP
September

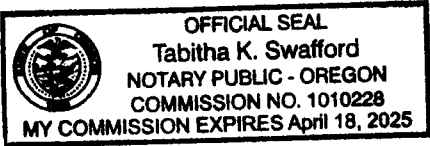
ROLAND JACK LEROY WELSPIEL
2016 REVOCABLE LIVING TRUST

Lisa Petrusich, Successor Trustee

LISA PETRUSICH, Successor Trustee

STATE OF OREGON)
) ss.
COUNTY OF Klamath)

Personally appeared the above named Lisa Petrusich, Successor Trustee of the Roland Jack Leroy Welspiel 2016 Revocable Living Trust, and acknowledged the foregoing instrument to be her voluntary act and deed this 2 day of August, 2021 ss
September



Tabitha K. Swafford
NOTARY PUBLIC