



2021-013677
Klamath County, Oregon
09/09/2021 11:09:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Steven Anthony Tallman and Lecia June Tallman

PO Box 828

Gilchrist, OR 97737

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

Steven Anthony Tallman and Lecia June Tallman

PO Box 828

Gilchrist, OR 97737

File No. 477211AM

STATUTORY WARRANTY DEED

Larry Edwin Wandell and Cathy Marie Wandell, as Trustees of the 1998 Larry Edwin Wandell and Cathy Marie Wandell Revocable Trust,

Grantor(s), hereby convey and warrant to

Steven Anthony Tallman and Lecia June Tallman, as Tenants by the Entirety,

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 N1/2 of the NE1/4 of the NW1/4 of the NW1/4 of Section 12, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, also described as Parcel 2 of Major Partition No. 81-111 as filed in the Klamath County Oregon Engineer's Office;

TOGETHER WITH an easement for access over and across the North 30 feet of the N1/2 of the N1/2 of the NE1/4 of the NW1/4 lying West of Highway 97 in Section 12, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, also known as Parcel 1 of said Major Land Partition No. 81-111.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2508-01200-00400

The true and actual consideration for this conveyance is \$429,000.00.

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 23rd day of Aug, 2024.

Larry Edwin Wandell and Cathy Marie Wandell Revocable Trust

Larry Edwin Wandell
Larry Edwin Wandell, Trustee

Cathy Marie Wandell
Cathy Marie Wandell, Trustee

State of Oregon} ss.
County of Deschutes}

On this 23rd day of August, 2021, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Larry Edwin Wandell and Cathy Marie Wandell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the 1998 Larry Edwin Wandell and Cathy Marie Wandell Revocable Trust, 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.

Jillian Nadene Pickle
Notary Public for the State of Oregon
Residing at: La Pine Oregon
Commission Expires: Sept 23 24

