

2021-013701

Klamath County, Oregon

09/09/2021 12:14:01 PM

Fee: \$87.00

**WHEN RECORDED
RETURN TO: MAIL TAX
STATEMENT TO:
Chris Willms and
Kristopher T Willms II
1125 Addison Street
Klamath Falls 97601**

WARRANTY DEED

**THE
GRANTOR(S),**

Harbor Trust, Inc., a Massachusetts Corporation, with mailing address of PO Box 541 Adamsville, RI 02801,

for and in consideration of: \$4,500 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Chris Willms and Kristopher T Willms II, a with a mailing address of 1125 Addison Street,

Klamath Falls, OR 97601, the following described real estate, situated in *the County of*

Klamath, *State of Oregon*:

Lot 1, Block 125, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4, in Klamath County, Oregon.

EXCEPTING and RESERVING: All gas and mineral rights, if any, currently held by Grantor.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signature(s):

DATED: Sept 9, 2021

Ann Marie G. Forbes

Harbor Trust, Inc.
Ann Marie G. Forbes
PO Box 541
Adamsville, RI 02801

STATE OF Massachusetts
COUNTY OF Bristol,
ss:

This instrument was acknowledged before me on this 9th day of
September, 2021 by Ann Marie G. Forbes.

Gina B. Palmer

Notary Public
Signature of person taking
acknowledgment

HT/Mgr.

Title (and Rank)

My commission expires

