



2021-017993

Klamath County, Oregon

12/03/2021 01:32:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Andrea Lynn Shepherd and Troy David Shepherd

26222 Perkins Rd.

Veneta, OR 97487

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

Andrea Lynn Shepherd and Troy David Shepherd

26222 Perkins Rd.

Veneta, OR 97487

File No. 505465AM

STATUTORY WARRANTY DEED

Izzo-Mansfield Family Revocable Living Trust of 2018, with Helen E. Mansfield and Victor J. Izzo as Trustees,

Grantor(s), hereby convey and warrant to

Andrea Lynn Shepherd and Troy David Shepherd, 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:

Lot 901 Running Y Resort, Phase 11, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$488,500.00.

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:

PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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 29 day of November, 2021

The Izzo-Mansfield Family Revocable Living Trust of 2018

By: Helen E. Mansfield
Helen E. Mansfield, as Trustee

By: Victor J. Izzo
Victor J. Izzo, as Trustee

State of Oregon} ss.
County of Klamath}

On this 29 day of November, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Helen E. Mansfield and Victor J. Izzo known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Izzo-Mansfield Family Revocable Living Trust of 2018, 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.

Melissa Cook
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/15/22

