

470321078904

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Christine F. Hansen and Leilani L. Bankhardt, Trustees of The
Christine F. Hansen and Leilani L. Bankhardt Revocable Trust,
dated March 11, 2015

GRANTEE'S NAME:

John Appolonio

AFTER RECORDING RETURN TO:

Order No.: 470321078904-MP

John Appolonio
4423 Douglas Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

John Appolonio
4423 Douglas Avenue
Klamath Falls, OR 97601

4423 Douglas Avenue, Klamath Falls, OR 97601

2021-018515

Klamath County, Oregon

12/14/2021 02:53:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Christine F. Hansen and Leilani L. Bankhardt, Trustees of The Christine F. Hansen and Leilani L. Bankhardt Revocable Trust, dated March 11, 2015, Grantor, conveys and warrants to John Appolonio, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 3 and 4 in Block 7 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/10/2021

The Christine F. Hansen and Leilani L. Bankhardt Revocable Trust

BY: Christine F. Hansen

Christine F. Hansen
Trustee

BY: Leilani L. Bankhardt

Leilani L. Bankhardt
Trustee

State of _____
County of _____

This instrument was acknowledged before me on _____ by Christine F. Hansen and Leilani L. Bankhardt, Trustees of The Christine F. Hansen and Leilani L. Bankhardt Revocable Trust, dated March 11, 2015.

Notary Public - State of Oregon

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Yolo

On 12/10/2021 before me, D. Schloredt, Notary Public
(insert name and title of the officer)

personally appeared Christine F. Hansen and Leilani L. Bankhardt
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)

