



2021-018530
Klamath County, Oregon
12/15/2021 08:49:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Bryan Avaylon and Matthew Avaylon and Jaycob
Avaylon

3750 S River Parkway #460
Portland, OR 97239

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

Bryan Avaylon and Matthew Avaylon and Jaycob
Avaylon

3750 S River Parkway #460

Portland, OR 97239

File No. 497735AM

STATUTORY WARRANTY DEED

Thomas Horn, Successor Trustee of the Kathy Boren Living Trust, U/A dated March 29, 2018,

Grantor(s), hereby convey and warrant to

Bryan Avaylon and Matthew Avaylon and Jaycob Avaylon, each as to an undivided 1/3 interest, as Tenants
in Common
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 9, Block 42, OREGON PINES, 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 \$4,500.00.

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:

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 22 day of November, 2021

The Kathy Boren Living Trust

By: [Signature]

Thomas Horn, Successor Trustee

State of _____ } ss
County of _____ }

On this _____ day of _____, 2021, before me, _____ a Notary Public in and for said state, personally appeared Thomas Horn, Successor Trustee of the Kathy Boren Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

See Attached

UR-NR. 2650 /2021

I hereby certify that the above is the true signature, subscribed in my presence and acknowledged the certification before me.

Mr. Thomas H O R N,

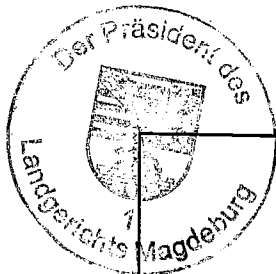
Date of birth: 19. April 1964,

Feldstraße 4, 38895 Halberstadt OT Langenstein.

- who is personally known to me -

Wernigerode, November 22th 2021

Dr. Zimmer
Notary public



Apostille

(Convention de La Haye du 5 octobre 1961)

1. Land: Bundesrepublik Deutschland

Diese öffentliche Urkunde

2. ist unterschrieben von Herrn Dr. Zimmer

3. in seiner Eigenschaft als Notar

4. sie ist versehen mit dem Siegel

Dr. Maximilian Zimmer, Notar in Wernigerode

Bestätigt

5. in Magdeburg

6. am 25.11.2021

7. durch den Präsidenten des Landgerichts

8. unter Nr. 634 / 2021

9. Siegel/Stempel

10. Unterschrift

(Böger)
Präsident des Landgerichts

