



THIS SPACE RESERVED FOR

2021-018750
Klamath County, Oregon
12/17/2021 04:02:01 PM
Fee: \$87.00

After recording return to:

Joshua D. Myers and Melissa M. Myers
3043 Edgewood Dr.
Medford, OR 97504

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

Joshua D. Myers and Melissa M. Myers
3043 Edgewood Dr.
Medford, OR 97504

File No. 504379AM

STATUTORY WARRANTY DEED

Carol H. Hess, Trustee or her Successor Trustee in Trust under the Carol H. Hess Trust dated August 17, 1999 and any amendments/restatements thereto as an undivided seventy five percent (75%) and Carol Hess as Trustee of the Exempt Trust for the Benefit of Carol Hess under Instrument dated November 25, 1996 as to an undivided twenty five percent (25%) interest,

Grantor(s), hereby convey and warrant to

Joshua D. Myers and Melissa M. Myers, 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:

Lots 23 and 24 in Block 13, HOT SPRINGS ADDITION to the City of Klamath Falls, 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 \$399,000.00.

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:

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 16th day of December, 2021.

Carol H. Hess, Trustee or her Successor Trustee in Trust under the Carol H. Hess Trust dated August 17, 1999 and any amendments/restatements thereto as an undivided seventy five percent (75%)

By: Carol H. Hess Trustee
Carol H. Hess, Trustee

Carol Hess as Trustee of the Exempt Trust for the Benefit of Carol Hess under Instrument dated November 25, 1996 as to an undivided twenty five percent (25%) interest

By: Carol Hess Trustee
Carol Hess, Trustee

State of: Arizona } ss.
County of: Yavapai }

On this 16th day of December, 2021, before me, Connie L. McQuade, a Notary Public in and for said state, personally appeared Carol H. Hess known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee or her Successor Trustee in Trust under the Carol H. Hess Trust dated August 17, 1999 and any amendments/restatements thereto as an undivided seventy five percent (75%) and Carol Hess as Trustee of the Exempt Trust for the Benefit of Carol Hess under Instrument dated November 25, 1996 as to an undivided twenty five percent (25%) interest, and acknowledged to me that her 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.

Connie L. McQuade
Notary Public for the State of AZ
Residing at: Sedona AZ
Commission Expires: 07-11-2025

