

**2021-018774**

**Klamath County, Oregon**

12/20/2021 10:51:01 AM

Fee: \$87.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Tanya Rubinstein and Joshua Easter  
780 Ponderosa Dr  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Tanya Rubinstein and Joshua Easter  
780 Ponderosa Dr  
Klamath Falls, OR 97601

File No.: 7161-3864798 (SL)  
Date: December 14, 2021

#### **STATUTORY WARRANTY DEED**

**Linda Joyce Dressel, as Trustee of The Linda Joyce Dressel Revocable Living Trust, dated 5-16-2018**, Grantor, conveys and warrants to **Tanya Rubinstein and Joshua Easter not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 5 in Block 5 Tract No. 1091, Lynnewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$26,500.00**. (Here comply with requirements of ORS 93.030)

APN: 425944

Statutory Warranty Deed  
- continued

File No.: 7161-3864798 (SL)

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.

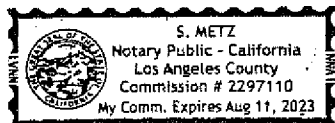
Dated this 17 day of December, 2021.

Linda Joyce Dressel, as Trustee of The Linda  
Joyce Dressel Revocable Living Trust, dated 5-  
16-2018

Linda Joyce Dressel  
Linda Joyce Dressel, Trustee

STATE OF <sup>CA</sup> ~~Oregon~~ )  
County of <sup>CA</sup> ~~Klamath~~ Riverside )ss.

This instrument was acknowledged before me on this 17 day of Dec., 2021  
by as of Linda Joyce Dressel, as Trustee of The Linda Joyce Dressel Revocable Living Trust, dated 5-16-  
2018, on behalf of the trust.



S. Metz  
Notary Public for <sup>CA</sup> ~~Oregon~~  
My commission expires: 8/11/23