



THIS SPACE RESERVED FOR

2021-019093  
Klamath County, Oregon  
12/27/2021 02:02:01 PM  
Fee: \$87.00

After recording return to:

Kevin McMann and Katie Townes McMann

818 SW 3rd Ave. #221-16005

Portland, OR 97204

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

Kevin McMann and Katie Townes McMann

818 SW 3rd Ave. #221-16005

Portland, OR 97204

File No. 507157AM

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### STATUTORY WARRANTY DEED

**Lawrence Alan Thomas, Trustee, of the Janet R. Pierce Family Trust Dated October 19, 2005, and any Amendments thereto,**

Grantor(s), hereby convey and warrant to

**Kevin McMann and Katie Townes McMann, 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 3 in Block 3 of Tract 1152, NORTH HILLS, 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 \$465,000.00.

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 21st day of December 2021

The Janet R. Pierce Family Trust Dated October 19, 2005, and any Amendments thereto

By: [Signature]  
Lawrence Alan Thomas, Trustee

State of WA } ss.  
County of King }

On this 21st day of December, 2021, before me, Julia McCutcheon a Notary Public in and for said state, personally appeared Lawrence Alan Thomas known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Janet R. Poerce Family Trust Dated October 19, 2005, and any Amendments thereto, 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.

[Signature]  
Notary Public for the State of WA  
Residing at: Seattle  
Commission Expires: 01/22/2025

