

505231 AM

470321079041

RECORDING REQUESTED BY:



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

2021-019279

Klamath County, Oregon

12/30/2021 11:25:01 AM

Fee: \$87.00

GRANTOR'S NAME:

Kimball L. Wallis and Joanne K. Wallis, trustees of The Ivory Pine
Revocable Living Trust c/o Kimball Wallis

GRANTEE'S NAME:

Jessica Rivera

AFTER RECORDING RETURN TO:

Order No.: 470321079041-CW

Jessica Rivera
9600 E Antelope Road
Eagle Point, OR 97524

SEND TAX STATEMENTS TO:

Jessica Rivera
9600 E Antelope Road
Eagle Point, OR 97524

APN: 260381

Map: 3510-015D0-01300

Lot 57, Klamath Forest Estates, Sprague River, OR 97639

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kimball L. Wallis and Joanne K. Wallis, trustees of The Ivory Pine Revocable Living Trust c/o Kimball Wallis, Grantor, conveys and warrants to **Jessica Rivera**, 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:

Lot 57 in Block 4 of KLAMATH FOREST ESTATES, 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 FIFTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$15,750.00). (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: 12/28/2021

Kimball L. Wallis and Joanne K. Wallis, trustees of The Ivory Pine Revocable Living Trust c/o Kimball Wallis

BY: Kimball L. Wallis
Kimball L. Wallis
Trustee

BY: Joanne K. Wallis
Joanne K. Wallis
Trustee

State of Oregon
County of M Marion

This instrument was acknowledged before me on 12/28/2021 by Kimball L. Wallis and Joanne K. Wallis, trustees of The Ivory Pine Revocable Living Trust c/o Kimball Wallis.

Kathleen G Douglas
Notary Public - State of Oregon

My Commission Expires: March 31, 2023

