

2021-019280

Klamath County, Oregon

12/30/2021 11:25:01 AM

Fee: \$87.00

505221 Am  
470321079041

Kimball L. Wallis and Joanne K. Wallis,  
Sole Trustees of the Ivory Pine Revocable Trust  
PO Box 249  
St. Paul, OR 97137;  
**Grantors.**

Jessica Rivera  
9600 E Antelope Road  
Eagle Point, OR 97524;  
**Grantee.**

**After recording, return to:**

Jessica Rivera  
9600 E Antelope Road  
Eagle Point, OR 97524

**Send tax statements and notices to:**

Jessica Rivera  
9600 E Antelope Road  
Eagle Point, OR 97524

**STATUTORY WARRANTY DEED**

The above named Grantors convey and warrant to Jessica Rivera, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon:

**LEGAL DESCRIPTION:**

1. Lot 56 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.

**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 \$8,250.00.**

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES, 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 28 day of DECEMBER, 2021.

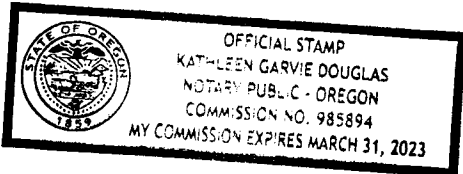
Kimball L. Wallis  
Kimball L. Wallis, Trustee for the Ivory Pine Revocable Living Trust

State of OREGON  
County of Marion

This Instrument was acknowledged before me on (date) December 28, 2021 by Kimball L. Wallis, Trustee for the Ivory Pine Revocable Living Trust.

Kathleen G Douglas  
Notary Public - State of Oregon

My Commission Expires: March 31, 2023



Joanne K Wallis  
Joanne K. Wallis, Trustee for the Ivory Pine Revocable Living Trust

State of OREGON  
County of Marion

This Instrument was acknowledged before me on (date) December 28, 2021 by Joanne K. Wallis, Trustee for the Ivory Pine Revocable Living Trust.

Kathleen G Douglas  
Notary Public - State of Oregon

My Commission Expires: March 31, 2023

