



THIS SPACE RESERVED FOR

2022-000440
Klamath County, Oregon
01/12/2022 12:06:01 PM
Fee: \$87.00

After recording return to:

Troy D Clark and Jennifer A Clark

100 NE Primrose Court

Prineville, OR 97754

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

Troy D Clark and Jennifer A Clark

100 NE Primrose Court

Prineville, OR 97754

File No. 510948AM

STATUTORY WARRANTY DEED

James Wilson and Isla Wilson, Trustees of the James Wilson and Isla Wilson Revocable Living Trust dated June 4, 2009,

Grantor(s), hereby convey and warrant to

Troy D Clark and Jennifer A Clark, 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 15 in Block 2 of Tract 1119, Leisure Woods, Unit 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2407-007A0-06300

The true and actual consideration for this conveyance is \$755,000.00.

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:

Return to:

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 10th day of JANUARY, 2022

James Wilson and Isla Wilson Revocable Living Trust

By: [Signature] Date: JAN 10, 22
James Wilson, Trustee

By: [Signature] Date: JANUARY 10, 2022
Isla Wilson, Trustee

State of Missouri } ss

County of St Louis }

On this 10 day of January, 2022, before me, a Notary Public in and for said state, personally appeared James Wilson and Isla Wilson, Trustees of the James Wilson and Isla Wilson Revocable Living Trust dated June 4, 2009, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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
Residing at: 16212 Pepper View Ct, Wildwood, MO 63005
Commission Expires:

JANE FERRARI
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 16317082
St. Louis County
My Commission Expires: Mar. 22, 2024