



THIS SPACE RESERVED FOR R

2022-000475

Klamath County, Oregon

01/12/2022 02:33:01 PM

Fee: \$87.00

After recording return to:

Ray Siens Jr.

22625 Elk St.

Klamath Falls, OR 97601

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

Ray Siens Jr.

22625 Elk St.

Klamath Falls, OR 97601

File No. 512054AM

STATUTORY WARRANTY DEED

David E. Roof, Trustee of the David E. Roof Revocable Living Trust dated July 19, 1994,

Grantor(s), hereby convey and warrant to

Ray Siens Jr.,

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 6 of FOX HOLLOW, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$5,000.00.

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 11th day of JAN. 2022
as

The David E. Roof, Trustee

By: David E. Roof
David E. Roof, Trustee

State of Oregon } ss.
County of T. Polk }

On this 11th day of JAN. 2022, before me, Laura Jean Goodwin, a Notary Public in and for said state, personally appeared David E. Roof known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the David E. Roof, Trustee of the David E. Revocable Living Trust dated July 19, 1994, 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.

Laura J. Goodwin
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: May 13, 2023

