



THIS SPACE RESERVED FOR

2022-000635
Klamath County, Oregon
01/18/2022 11:27:02 AM
Fee: \$87.00

After recording return to:

Robert Dinsmore and Judy Dinsmore, Trustees of the
Dinsmore Living Trust dated May 17, 2006
31345 Summerhill Ct
Trabuco Canyon, CA 92679

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

Robert Dinsmore and Judy Dinsmore, Trustees of the
Dinsmore Living Trust dated May 17, 2006
31345 Summerhill Ct
Trabuco Canyon, CA 92679
File No. 510648AM

STATUTORY WARRANTY DEED

Kathleen Collom,

Grantor(s), hereby convey and warrant to

Robert Dinsmore and Judy Dinsmore, Trustees of the Dinsmore Living Trust dated May 17, 2006,

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 1275, TRACT 1443, A REPLAT OF LOTS 595-602, 604-605, FALCON DRIVE AND REDTAIL
DRIVE OF TRACT 1340, RUNNING Y RESORT PHASE 7, 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 \$375,000.00.

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 14 day of January, 2022

Kathleen Collom
Kathleen Collom

State of Oregon } ss
County of Clatsop }

On this 14 day of January, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Kathleen Collom, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: 1000 1st St SE
Commission Expires: 3/15/22

