

2022-000988

Klamath County, Oregon



01/25/2022 03:45:27 PM

Fee: \$82.00

After Recording, Return To:

Warren R. Giles  
62496 Star Lane  
La Grande, OR 97850

Mail Tax Statements To:

Warren R. Giles  
62496 Star Lane  
La Grande, OR, OR 97850

STATUTORY WARRANTY DEED

WARREN R. GILES, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO WARREN R. GILES, as Trustee of the WARREN R. GILES TRUST, the GRANTEE, and to Grantee's successors and assigns, all of his interest in THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

Lots 7 and 8, Block 10, DIXON ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

More commonly known as 157 N. Laguna St, Klamath Falls, OR 97601.

Map: 3809-028DC-07400

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

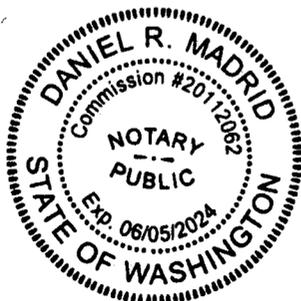
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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<sup>th</sup> day of January, 2022.

WARREN R. GILES

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

The foregoing instrument was acknowledged before me on this January 14<sup>th</sup>, 2022, by WARREN GILES.



Daniel R. Madrid  
NOTARY PUBLIC in and for the State of WA.  
My Commission Expires: June 5, 2024.

Oakes Law