



2022-001395

Klamath County, Oregon

02/02/2022 01:39:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Krystal R. Perkins

4840 Laverne Ave.

Klamath Falls, OR 97603

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

Krystal R. Perkins

4840 Laverne Ave.

Klamath Falls, OR 97603

File No. 511132AM

STATUTORY WARRANTY DEED

Bettye J. Wellington, Trustee of the Nellie Mae Dwyer Revocable Living Trust, dated April 10, 2019,

Grantor(s), hereby convey and warrant to

Krystal R. Perkins,

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 42, PERRY'S ADDITION TO LLOYD'S TRACTS, 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 \$285,000.00.

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 1st day of February, 2022

Nellie Mae Dwyer Revocable Living Trust, dated April 10, 2019

By: Bettye J. Wellington TRUSTEE
Bettye J. Wellington, Trustee

State of Washington } ss.
County of Pierce

On this 1 day of February, 2022, before me, Debra L Schatz a Notary Public in and for said state, personally appeared Bettye J. Wellington known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Nellie Mae Dwyer Revocable Living Trust, dated April 10, 2019, 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.

Debra L Schatz
Notary Public for the State of WA
Residing at: Pierce County
Commission Expires: 9/4/2024

