

2022-001461

Klamath County, Oregon

02/04/2022 09:31:01 AM

Fee: \$102.00



After recording return to:
George William Francis, Jr. and Jamie
Lyn Francis
1295 Spruce St. NE
Salem, OR 97301

Until a change is requested all tax
statements shall be sent to the
following address:
George William Francis, Jr. and Jamie
Lyn Francis
1295 Spruce St. NE
Salem, OR 97301

File No.: 7161-3887743 (lb)

Date: January 19, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John Trevor House and Crystal Lynn Wilkinson, Successor Co-Trustees of the House Family Trust dated February 18, 2006, Grantor, conveys and warrants to **George William Francis, Jr. and Jamie Lyn Francis as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 26, IN BLOCK 53 OF FIRST ADDITION TO "KLAMATH FOREST ESTATES", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$9,900.00**. (Here comply with requirements of ORS 93.030)

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 1 day of Feb, 2022.

John Trevor House and Crystal Lynn Wilkinson,
Successor Co-Trustees of the House Family
Trust dated February 18, 2006

Crystal Lynn Wilkinson, Co-Trustee


John Trevor House, Co-Trustee

STATE OF Oregon CA)
County of Klamath San Diego) ss.

This instrument was acknowledged before me on this 1 day of Feb, 2022.
by Crystal Lynn Wilkinson as Successor Co-Trustees of the House Family Trust dated February 18, 2006,
on behalf of the trust.

Notary Public for Oregon
My commission expires:

APN: 272984

Statutory Warranty Deed
- continued

File No.: 7161-3887743 (lb)

STATE OF Oregon CA)
County of ~~Klamath~~ ^{JP} San Diego) ss.

This instrument was acknowledged before me on this 1 day of Feb, 2022
by John Trevor House as Successor Co-Trustee of the House Family Trust dated February 18, 2006, on
behalf of the trust.



Jnl
Notary Public for Oregon ^{JP} CA
My commission expires: 12/23/2024.

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 1 day of Feb, 2022.

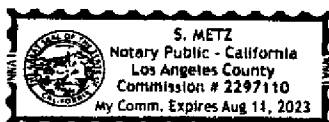
John Trevor House and Crystal Lynn Wilkinson,
Successor Co-Trustees of the House Family
Trust dated February 18, 2006

Crystal Lynn Wilkinson
Crystal Lynn Wilkinson, Co-Trustee

John Trevor House, Co-Trustee

STATE OF sm Oregon CA)
County of sm Klamath (Riverside))ss.

This instrument was acknowledged before me on this 1st day of February, 2022
by Crystal Lynn Wilkinson as Successor Co-Trustees of the House Family Trust dated February 18, 2006,
on behalf of the trust.



S. Metz
Notary Public for Oregon CA
My commission expires: 8/11/23

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On 2/1/2022 before me, S. Metz, Notary Public
(insert name and title of the officer)

personally appeared Crystal Lynn Wilkinson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

