2022-002487

Klamath County, Oregon

02/28/2022 10:10:01 AM

Fee: \$97.00





After recording return to: Ivory Pine Revocable Living Trust 20170 Davis Court, PO Box 249 St. Paul, OR 97137

Until a change is requested all tax statements shall be sent to the following address: Ivory Pine Revocable Living Trust 20170 Davis Court, PO Box 249 St. Paul, OR 97137

File No.: 7161-3882150 (lb) Date: January 07, 2022

THIS SPACE RESERVED FOR RECORDER'S USE						
•						

STATUTORY WARRANTY DEED

Thomas Horn, Successor Trustee of the Kathy Boren Living Trust, U/A dated March 29, 2018, Grantor, conveys and warrants to **Kimball L. Wallis and Joanne K. Wallis, as sole Trustees of Ivory Pine Revocable Living Trust**, 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:

Lots 7 and 8, Block 37, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk, 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 **\$5,500.00**. (Here comply with requirements of ORS 93.030)

APN: 279031

Statutory Warranty Deed - continued

File No.: 7161-3882150 (lb)

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 _	g day of Februs	ary		20,2,2.		
Boren Living	n, Successor Trustee of t Trust, U/A dated March n, Successor Trustee					
<i></i>	•					
STATE OF	Oregon))ss.				
County of	Klamath)				
This instrum by Thomas I behalf of the	ent was acknowledged b Horn as Successor Trust trust.	efore me ee of th	e on this e Kathy Boren	day of Living Trust,	U/A dated Marc	_, 20 ch 29, 2018, on
			Notary Public fo My commission			

UR-NR. 0295/2021

I hereby certify that the signatures in the enclosed papers are the true signatures, subscribed in my presence before me, of:

Mr. Thomas HORN,

Date of birth:19. April 1964,

Feldstraße 4, 38895 Halberstadt OT Langenstein.

- who is personally known to me -

Wernigente, February 09th 2022

Ør, Zimmer Notary public

Apostille

(Convention de La Haye du 5 octobre 1961)

1. Land: Bundesrepublik Deutschland

Diese öffentliche Urkunde

- 2. ist unterschrieben von Herr Dr. Zimmer
- 3. in seiner Eigenschaft als Notar
- 4. sie ist versehen mit dem Siegel

Dr. Maximilian Zimmer, Notar in Wernigerode

Bestätigt

5. in

Magdeburg

6. am 23.02.2022

- 7. durch den Präsidenten des Landgerichts
- 8. unter Nr.

68 / 2022

9. Siegel/Stempel

10. Unterschrift

(Böger)
Präsident des Landgerichts

UR-NR. 0295/2021

I hereby certify that the signatures in the enclosed papers are the true signatures, subscribed in my presence before me, of:

Mr. Thomas HORN,

Date of birth:19. April 1964,

Feldstraße 4, 38895 Halberstadt OT Langenstein.

- who is personally known to me -

Werniger de, February 09th 2022

Ør,∕Zimmer Notary public