

523927-AM

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Alice F. Lewis and Jesse W. Martin, as trustees of the Alice F.
Lewis and Jesse W. Martin Revocable Living Trust

GRANTEE'S NAME:

Karen J Varley and Stephanie Pena

AFTER RECORDING RETURN TO:

Order No.: 470322080569-AC
Karen J Varley
1364 S Yale
Mesa, AZ 85204

SEND TAX STATEMENTS TO:

Karen J Varley
1364 S Yale
Mesa, AZ 85204

1944 Gary Street, Klamath Falls, OR 97603-4921

2022-002690

Klamath County, Oregon

03/03/2022 01:49:02 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Alice F. Lewis and Jesse W. Martin, as trustees of the Alice F. Lewis and Jesse W. Martin Revocable Living Trust, Grantor, conveys and warrants to Karen J Varley and Stephanie Pena, not as tenants in common, but with the rights of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 10 in Block 5 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northerly 50 feet thereof. ALSO EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County, Oregon, for Road purposes by instrument recorded in Volume 362 at page 460, Deed Records of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$115,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3-1-22

The Alice F. Lewis and Jesse W. Martin Revocable Living Trust

BY: Alice F Lewis
Alice F Lewis
Trustee

BY: Jesse W Martin
Jesse W Martin
Trustee



State of Oregon
County of Klamath

This instrument was acknowledged before me on 1 March 2022 by Alice F Lewis and Jesse W Martin Revocable Living Trust.

Marla W
Notary Public - State of Oregon

My Commission Expires: 3/10/2023