



2022-003557

Klamath County, Oregon

03/23/2022 01:56:01 PM

Fee: \$87.00

TITLE NO. 158158
TAX ACCT. NO. R161112
MAP/TAX LOT NO. R-2508-01900-02500

GRANTOR

PATRICK and JANE FLAHERTY

GRANTEE

RUSSELL and JAMIE BOND TRUST
TIMOTHY and KADY YOKUM
92678 MARCOLA ROAD
MARCOLA, OR 97454

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

PATRICK FLAHERTY and JANE FLAHERTY, as tenants by the entirety, Grantor,

conveys and warrants to

RUSSELL A. BOND, JR. and JAMIE A. BOND, Trustees of the RUSSELL and JAMIE BOND TRUST dated June 15, 2016, as amended, as to an undivided 50% interest and TIMOTHY S. YOKUM and KADY A. YOKUM, as tenants by the entirety, as to an undivided 50% interest, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

E 1/2 S 1/2 S 1/2 SW 1/4 SW 1/4 of Section 19, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is \$ 36,088.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

WRD

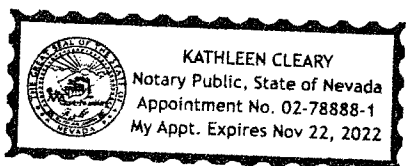
Dated this 1 day of February, 2022

Patrick Flaherty
PATRICK FLAHERTY

Jane Flaherty
JANE FLAHERTY

State of Nevada
County of Clark

This instrument was acknowledged before me on February 1, 2022 by PATRICK FLAHERTY and JANE FLAHERTY as their voluntary act and deed.



Kathleen Cleary
Notary Public for State of Nevada
My commission expires 11/22/2022