



2022-004982

Klamath County, Oregon

04/19/2022 01:25:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Ramon C. Maack and Mary S. Maack

35100 Learned Rd

Cloverdale, OR 97112

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

Ramon C. Maack and Mary S. Maack

35100 Learned Rd

Cloverdale, OR 97112

File No. 503027AM

STATUTORY WARRANTY DEED

Linda Diane Lynch, Trustee of the Edward Arthur Lynch and Linda Diane Lynch Trust dated October 12, 2005,

Grantor(s), hereby convey and warrant to

Ramon C. Maack and Mary S. Maack, as Tenants by the Entirety,

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:

PARCEL 1:

The W1/2 SE1/4 of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Malin High Line Canal, Klamath County, Oregon.

PARCEL 2:

The E1/2 SE1/4 of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Malin High Line Canal, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$500,000.00.

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 16th day of April, 2022

Edward Arthur Lynch and Linda Diane Lynch Trust Dated October 12, 2005

By:

Linda Diane Lynch, Trustee
Linda Diane Lynch, Trustee

State of Washington } ss.
County of Clark }

On this 16 day of April, 2022, before me, Marianna Sokolov a Notary Public in and for said state, personally appeared Linda Diane Lynch known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Edward Arthur Lynch and Linda Diane Lynch Trust dated October 12, 2005, 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.

Marianna Sokolov
Notary Public for the State of Washington
Residing at: Clark County
Commission Expires: 05/05/2025

