



2022-006028

Klamath County, Oregon

05/11/2022 11:54:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Ryan D. McNiven and Brittany R. McNiven

1198 Buck Island Dr

Klamath Falls, OR 97601

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

Ryan D. McNiven and Brittany R. McNiven

1198 Buck Island Dr

Klamath Falls, OR 97601

File No. 535226AM

STATUTORY WARRANTY DEED

Margaret Ellen d'Wylde and David Frederick Kruse, Trustees of the d'Wylde Kruse Family Trust,

Grantor(s), hereby convey and warrant to

Ryan D. McNiven and Brittany R. McNiven, 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:

Lot 14 in Block 2 of TRACT 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$400,000.00.

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 9 day of May, 2022

d'Wylde Kruse Family Trust

By:

Margaret Ellen d'Wylde, Trustee

By:

David Frederick Kruse, Trustee

State of California } ss.
County of San Francisco }

On this 9th day of May, 2022, before me, Juma Donaldson a Notary Public in and for said state, personally appeared Margaret Ellen d'Wylde and David Frederick Kruse known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the d'Wylde Kruse Family Trust, 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.

Juma Donaldson
Notary Public for the State of California

Residing at: San Francisco

Commission Expires: April 16, 2023

