

2022-006580
Klamath County, Oregon



05/25/2022 10:25:16 AM

Fee: \$92.00

After Recording Return to:
John C. Urness
1011 Harlow Road, Suite 300
Springfield, OR 97477

Until a change is requested,
mail tax statements to:
Donald F. O’Ryan
15788 Shellie Lane
La Pine, OR 97739

TRUSTEES’ DEED

Kevin J. O’Ryan and Thomas A. O’Ryan, Trustees of the Robert O’Ryan Trust Dated January 26, 2007, amended on November 19, 2015, Grantors, convey to Donald F. O’Ryan, Grantee, the following described real property, situated in Klamath County, Oregon:

See attached Exhibit A.

The true consideration for this conveyance is: other; trust distribution

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Notarial on following page

DATED this 5th day of May 2022.

Kevin J. O'Ryan

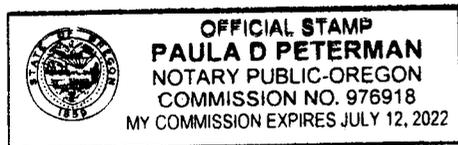
Kevin J. O'Ryan, Co-Trustee of the
Robert O'Ryan Trust
Dated January 26, 2007

Thomas A. O'Ryan

Thomas A. O'Ryan, Co-Trustee of the
Robert O'Ryan Trust
Dated January 26, 2007

STATE OF OREGON)
 : ss.
County of Lane)

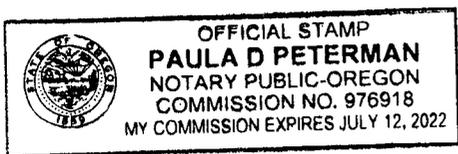
The foregoing instrument was acknowledged before me this 5th day of May 2022,
by Kevin J. O'Ryan, Co-Trustee of the Robert O'Ryan Trust Dated January 26, 2007.



Paula D. Peterman
Notary Public of Oregon
My Commission Expires: 7-12-22

STATE OF OREGON)
 : ss.
County of Lane)

The foregoing instrument was acknowledged before me this 5th day of May 2022,
by Thomas A. O'Ryan, Co-Trustee of the Robert O'Ryan Trust Dated January 26, 2007.



Paula D. Peterman
Notary Public of Oregon
My Commission Expires: 7-12-22

EXHIBIT A

Lot 2 in Block One of Mahn's Acres, Subdivision, Klamath County, Oregon, and

That portion of the of the NE¼ NW¼ of Section 14, Twp 23, S., Rec. 9 East, W.M., lying East of Little Deschutes River and bounded on the North and South by the Easterly projection of the North and South Boundary lines of Lot 2, Block 1 of Mahn's Acres.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except for easements, reservations, restrictions and encumbrances of record, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.