



2022-006814
Klamath County, Oregon
05/31/2022 01:50:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

T&R Development, LLC., an Oregon Limited Liability
Company

519 Main St.

Klamath Falls, OR 97601

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

T&R Development, LLC., an Oregon Limited Liability
Company

519 Main St.

Klamath Falls, OR 97601

File No. 543994AM

STATUTORY WARRANTY DEED

Roberta J. Porter,

Grantor(s), hereby convey and warrant to

T&R Development, LLC., an Oregon Limited Liability Company,

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 97, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, 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 \$151,500.00.

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 31 day of May, 2022

Roberta J. Porter by Kate Porter, as her Attorney in Fact
Roberta J. Porter by Kate Porter, as her Attorney in Fact

State of Oregon} ss.
County of Klamath}

On this 31 day of May, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Kate Porter known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Roberta J. Porter, and acknowledged to me that he/she/they subscribed the name of Roberta J. Porter as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Melissa Cook

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 3/7/26

