



2022-006969

Klamath County, Oregon

06/03/2022 09:26:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Noah Alexander Thomas and Mackenzie Reese

Thomas

521 S. Colorado Ave

Fruitland, ID 83619

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

Noah Alexander Thomas and Mackenzie Reese

Thomas

521 S. Colorado Ave

Fruitland, ID 83619

File No. 544343AM

STATUTORY WARRANTY DEED

Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine Revocable Living Trust, dated August 17, 2021,

Grantor(s), hereby convey and warrant to

Noah Alexander Thomas and Mackenzie Reese Thomas, 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:

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 35 South Range 13 East Willamette Meridian, County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$10,000.00.

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 1ST day of JUNE, 2022

The Ivory Pine Revocable Living Trust

By: [Signature]
Kimball L. Wallis, Trustee

By: [Signature]
Joanne K. Wallis, Trustee

State of Oregon } ss
County of Marion

On this 1 day of June, 2022, before me, Lisa Kutsch a Notary Public in and for said state, personally appeared Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine Revocable Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

[Signature]
Notary Public for the State of Oregon
Residing at: Subsidiary
Commission Expires: 1-16-23

