



2022-009225
Klamath County, Oregon
07/28/2022 08:27:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Darin McMichael

165 Hamlin Drive

Canyonville, OR 97417

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

Darin McMichael

165 Hamlin Drive

Canyonville, OR 97417

File No. 553471AM

STATUTORY WARRANTY DEED

**Kimball L. Wallis and Joanne K. Wallis,
Trustees of the Ivory Pine Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

Darin McMichael,

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 W 1/2 SW 1/4 SE 1/4 of Section 20, Township 36 South, Range 13 East of the Willamette Meridian,
Klamath County, Oregon**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3613-02000-01300

The true and actual consideration for this conveyance is \$9,900.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 26TH day of July, 2022.

The Ivory Pine Revocable Living Trust

Kimball K. Wallis
Kimball K. Wallis, Trustee

Joanne K. Wallis
Joanne K. Wallis, Trustee

State of Oregon} ss.

County of Douglas } Marion

On this 26 day of July, 2022, before me, Lisa Denise Kutsch a Notary Public in and for said state, personally appeared Kimball L. Wallis and Joanne K. Wallis, Trustees known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Ivory Pine Revocable Living 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.

Lisa Denise Kutsch
Notary Public for the State of Oregon»

Residing at: Sublimity

Commission Expires: 1-16-23

