



2022-009304

Klamath County, Oregon

07/29/2022 09:01:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sven Knudson Pearce and Martha May Pearce and

Dale Katherine Davis

890 SW 12th St

Troutdale, OR 97060

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

Sven Knudson Pearce and Martha May Pearce and

Dale Katherine Davis

890 SW 12th St

Troutdale, OR 97060

File No. 548954AM

STATUTORY WARRANTY DEED

Tony J. Lemons and Diana L. Lemons, as Co-Trustees of the Lemons Revocable Trust U/T/A dated September 18, 2015,

Grantor(s), hereby convey and warrant to

Sven Knudson Pearce and Martha May Pearce, as Tenants by the Entirety and Dale Katherine Davis, all not as Tenants in common but with rights of survivorship

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 16, Block 10 of Sun Forest Estates Tract 1060, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

2310-036D0-02400

The true and actual consideration for this conveyance is \$477,000.00.

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:

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 28 day of July, 2022

Lemons Revocable Trust

By: Tony J. Lemons
Tony J. Lemons, Trustee

By: Diana L. Lemons
Diana L. Lemons, Trustee

State of Oregon} ss.

County of Deschutes

On this 28 day of July, 2022, before me Jillian Nadene Pickle, a Notary Public in and for said state, personally appeared Tony J. Lemons and Diana L. Lemons known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lemons Revocable Trust U/T/A dated September 18, 2015, 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.

Jillian Nadene Pickle
Notary Public for the State of Oregon

Residing at: Redmond, OR

Commission Expires: Sept. 23 24

