



2022-009665
Klamath County, Oregon
08/09/2022 08:50:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stan R. Langdon and Jennifer E. Langdon

1941 Manzanita St

Klamath Falls, OR 97601

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

Stan R. Langdon and Jennifer E. Langdon

1941 Manzanita St

Klamath Falls, OR 97601

File No. 553272AM

STATUTORY WARRANTY DEED

Sheryl H. Della-Rose, as Trustee of the Thomas Frank Della-Rose and Sheryl Heffner Della-Rose Joint Revocable Living Trust under agreement dated December 17, 2014, or to such Successor Trustee(s),

Grantor(s), hereby convey and warrant to

Stan R. Langdon and Jennifer E. Langdon, 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:

Lots 11C, 11D, 12C and 12D, Block 4, SUPPLEMENTAL PLAT OF RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$22,000.00.

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 15th day of August, 22.

The Thomas Frank Della-Rose and Sheryl Heffner Della-Rose Joint Revocable Living Trust

By Sheryl Heffner Della-Rose, Trustee
Sheryl Heffner Della-Rose, Trustee

State of Oregon} ss.
County of Klamath}

On this 15th day of August, 2022, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared Sheryl Heffner, Della-Rose known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Sheryl H. Della-Rose, as Trustee of the Thomas Frank Della-Rose and Sheryl Heffner Della-Rose Joint Revocable Living Trust under agreement dated December 17, 2014, or to such Successor Trustee(s), 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Co.
Commission Expires: 7/29/25

