



2022-010616

Klamath County, Oregon

08/31/2022 09:48:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michelle L. Proulx

P.O. Box 336

Beatty, OR 97621

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

Michelle L. Proulx

P.O. Box 336

Beatty, OR 97621

File No. 556021AM

STATUTORY WARRANTY DEED

Theodore A. Simson and Jean M. Simson, Trustees or their successors in trust under The Simson Living Trust March 26, 2019,

Grantor(s), hereby convey and warrant to

Michelle L. Proulx,

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:

See Exhibit "A"

The true and actual consideration for this conveyance is \$140,000.00.

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 27 day of Aug, 2022

The Simson Living Trust

By: JM Simson
Jean M. Simson, Trustee

By: Theodore A Simson
Theodore A. Simson, Trustee

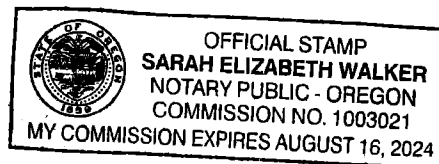
State of Oregon } ss.
County of Washington }

Sarah Elizabeth Walker
Notary Public

On this 27 day of August, 2022, before me, _____, a Notary Public in and for said state, personally appeared Jean M. Simson and Theodore A. Simson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Theodore A. Simson and Jean M. Simson, Trustees or their successors in trust under The Simson Living Trust March 26, 2019, 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.

Notary Public for the State of Oregon
Residing at: Tigard OR
Commission Expires: 8/16/2024



Sarah Elizabeth Walker
Notary Public

EXHIBIT "A"

Parcel 1:

Lot 30 in Block 1 of Tract 1110, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

That portion of the SW1/4 NE1/4 and the W1/2 NW1/4 SE1/4 lying North of the centerline of Snake Creek in Section 25, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

All that portion of the W1/2 SE1/4 NW1/4 and the W1/2 NE1/4 SW1/4 of Section 25, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North of the center line of Snake Creek.

Parcel 4:

All that portion of the E1/2 SE1/4 NW1/4 and the E1/2 NE1/4 SW1/4 of Section 25, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North of the centerline of Snake Creek.