



2022-011326
Klamath County, Oregon
09/19/2022 02:10:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Patrick D. Hagerty and Danielle M. Hagerty
18610 Taylor Rd.
Klamath Falls, OR 97603

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

Patrick D. Hagerty and Danielle M. Hagerty
18610 Taylor Rd.
Klamath Falls, OR 97603

File No. 558439AM

STATUTORY WARRANTY DEED

Rodney R. Lyon and Loudean Elliott, Co-Successor Trustees of the Louie M. Lyon Revocable Trust as to 1/2 interest and Rodney R. Lyon and Loudean Elliott, Co-Successor Trustees of the Maradean Lyon Revocable Trust as to a 1/2 interest, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Patrick D. Hagerty and Danielle M. Hagerty, 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 13, 14, and 15, in Block 44 SUPPLEMENTAL PLAT OF CITY OF MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$300,000.00.

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 14 day of September, 2022

Louie M. Lyon Revocable Trust

By: Rodney R. Lyon
Rodney R. Lyon, Co-Successor Trustee

By: Loudean Elliott
Loudean Elliott, Co-Successor Trustee

Maradean Lyon Revocable Trust

By: Rodney R. Lyon
Rodney R. Lyon, Co-Successor Trustee

By: Loudean Elliott
Loudean Elliott, Co-Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 14 day of September, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Rodney R. Lyon and Loudean Elliott known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Successor Trustees of the Louie M. Lyon Revocable Trust and Maradean Lyon Revocable Trust, and acknowledged to me that he/she/they executed the same as Successor 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.

Melissa Cook
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/7/26

