



2022-011516
Klamath County, Oregon
09/23/2022 11:33:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jason E. Combs

4609 Haywood Dr.

Portsmouth, VA 23703

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

Jason E. Combs

4609 Haywood Dr.

Portsmouth, VA 23703

File No. 562018AM

STATUTORY WARRANTY DEED

Bonnie A. Lam, Successor Trustee (s) of the Marlin D. Wilson Revocable Living Trust under agreement dated December 20, 2019, or to such Successor Trustee (s) of such trust (s),

Grantor(s), hereby convey and warrant to

Jason E. Combs,

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" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$38,400.00.

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

or

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 22nd day of Sept, 2022.

Martin D. Wilson Revocable Living Trust

By: [Signature]
Bonnie A. Lam, Successor Trustee

State of OR } ss
County of KLAMATH }

On this 22nd day of Sept, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Bonnie A. Lam, Successor Trustee of the Marlin D. Wilson Revocable Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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 OR
Residing at: Klamath Co.
Commission Expires: 7-29-25

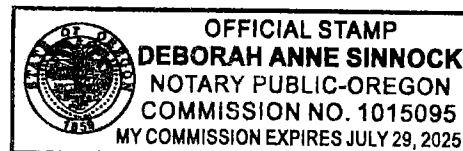


EXHIBIT "A"

562018AM

Parcel One:

Beginning at a point which lies South along the section line a distance of 1980 feet and East a distance of 2073 feet and South a distance of 460 feet from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, and running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet to the point of beginning, said tract of land lying in Lot 14 in the SE1/4 of the NW1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel Two:

A tract of land in Lot 14 in the NW1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South along the section line a distance of 1980 feet, and East a distance of 2073 feet, and South a distance of 360 feet, from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet, more or less, to the point of beginning.