



2022-013072
Klamath County, Oregon
11/04/2022 02:02:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard T. Lyman and Melissa Lyman, Trustees
c/o Nancy Miller, Esq, 3055 Jefferson St. #3
Napa, CA 94558

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

Richard T. Lyman and Melissa Lyman, Trustees
c/o Nancy Miller, Esq,
3055 Jefferson St. #3
Napa, CA 94558

File No. 563116AM

STATUTORY WARRANTY DEED

Lee K. Closser and Teresa A. Closser, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

**Richard T. Lyman and Melissa Campbell Lyman, Trustees of the Richard and Melissa Lyman Living Trust
dated July 16, 2010, and any amendments thereto,**

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 1, 2, 3 and 4 in Block 5 IDLEREST and Lots 1, 2, 3, 4 and 5 in Block 1, IDLEREST, according to the
official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

TOGETHER WITH that portion of vacated Glendale Street, which inured by law thereto.

The true and actual consideration for this conveyance is \$600,000.00.

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:

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 2nd day of Nov., 22.

Lee K. Closser
Lee K. Closser

Teresa A. Closser
Teresa A. Closser

State of OR } ss
County of KLAMATH }

On this 2nd day of Nov., 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Lee K. Closser and Teresa A. Closser, 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

