



2022-014257
Klamath County, Oregon
12/14/2022 01:55:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brett Aaron Berry

13048 Twin Star Ln

Grass Valley, CA 95949

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

Brett Aaron Berry

13048 Twin Star Ln

Grass Valley, CA 95949

File No. 572200AM

STATUTORY WARRANTY DEED

Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Brett Aaron Berry,

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 and 14 in Block 20, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

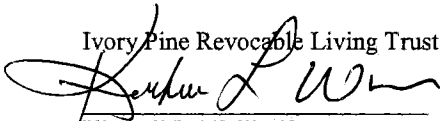
The true and actual consideration for this conveyance is \$9,000.00.

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 12TH day of DECEMBER, 2022

Ivory Pine Revocable Living Trust

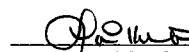

Kimball L. Wallis, Trustee


Joanne K. Wallis, Trustee

State of Oregon} ss.
County of Marion }

On this 12 day of December, 2022, before me, Lisa Denise Kutsch a Notary Public in and for said state, personally appeared Kimball L. Wallis and Joanne K. Wallis known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the the Ivory Pine Revocable Living Trust, 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: Marion County
Commission Expires: 1-16-23

