

After Recording Return To:
First American Title

2022-014661
Klamath County, Oregon
12/30/2022 09:28:02 AM
Fee: \$92.00



After recording return to:
H2G Services Inc
9040 NE 31ST ST
TERREBONNE, OR 97760

Until a change is requested all tax
statements shall be sent to the
following address:
H2G Services Inc
9040 NE 31ST ST
TERREBONNE, OR 97760

File No.: 7061-4024110 (SJN)
Date: December 27, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine Revocable Living Trust, Grantor, conveys and warrants to **H2G Services Inc, an Oregon corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$15,000.00**. (Here comply with requirements of ORS 93.030)

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 29 day of December, 2022.

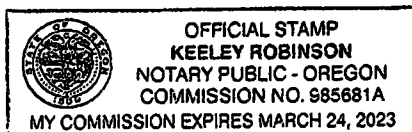
Ivory Pine Revocable Living Trust

Kimball L. Wallis
Kimball L. Wallis, Trustee

Joanne K. Wallis
Joanne K. Wallis, Trustee

STATE OF Oregon)
County of Wamhill)ss.
)

This instrument was acknowledged before me on this 29 day of December, 2022 by Kimball L. Wallis and Joanne K. Wallis as Trustees of the Ivory Pine Revocable Living Trust, on behalf of the Trust.



Keeley Robinson
Notary Public for Oregon
My commission expires: 3-24-23

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 2, 3, 4, 5, 6 and 7 in Block 22 of HILLSIDE ADDITION to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of Lot 2, Block 22, HILLSIDE ADDITION to Klamath Falls; thence Southerly along the line common to Lots 1 and 2, 63.03 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line, 93.02 feet to the Northerly line of Lot 2; thence Easterly along said line 41.94 feet to the point of beginning.

ALSO EXCEPTING:

Beginning at the Northeast corner of Lot 6, Block 22, HILLSIDE ADDITION to Klamath Falls; thence Southerly along the line common to Lots 6 and 7, 20.07 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line, 22.49 feet to the Northerly line of Lot 6; thence Easterly along the Northerly line of Lot 6, 10.14 feet to the point of beginning.

AND ALSO EXCEPTING:

Beginning at the Northeasterly corner of Lot 7, Block 22, HILLSIDE ADDITION to Klamath Falls; thence Southerly along the line common to Lots 7 and 8, 119.05 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line, 110.89 feet to the the line common to Lots 6 and 7; thence Northerly along the Westerly line of Lot 7, 20.07 feet to the Northwest corner of Lot 7; thence Easterly along the Northerly line of Lot 7, 50.0 feet to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.