



2023-000186
Klamath County, Oregon
01/09/2023 01:33:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

George A. Leigh

P. O. Box 2158

Ewa Beach, HI 96706

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

George A. Leigh

P. O. Box 2158

Ewa Beach, HI 96706

File No. 573074AM

STATUTORY WARRANTY DEED

Cyrus V. Sprinkle, Trustee, or any successors in trust, under The Cyrus V. Sprinkle 2021 Trust Agreement dated July 14, 2021 and any amendments thereto,

Grantor(s), hereby convey and warrant to

George A. Leigh,

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:

Lot 15 in Block 48 of Tract 1184, Oregon Shores Unit 2 First Addition, 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 \$13,000.00.

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 22 day of 12/2022.

The Cyrus V. Sprinkle 2021 Trust Agreement

By: X *Cyrus V. Sprinkle*
Cyrus V. Sprinkle, Trustee

State of CA
County of Merced

On this 22 day of Dec., 2022, before me, Lori L. Norman a Notary Public in and for said state, personally appeared Cyrus V. Sprinkle, Trustee of the Cyrus V. Sprinkle 2021 Trust Agreement, 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.

Lori L. Norman
Notary Public for the State of CA
Residing at: Merced, CA
Commission Expires:

3/27/25

See attached

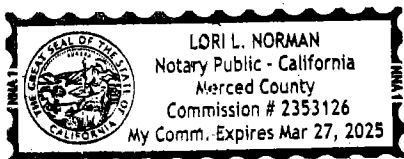
ALL-PURPOSE ACKNOWLEDGMENT

State of CA
County of Merced

On 12/22/22 before me, Lori L Norman
DATE NAME OF NOTARY PUBLIC

personally appeared Cyrus V Sprinkle
NAME(S) OF SIGNER(S)

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Lori L Norman
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT**

Statutory Warranty Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

12/22/22
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE