

TICOR TITLE

574849 Am
470322084731
RECORDING REQUESTED BY:
TICOR TITLE
Company of Oregon

1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Louis Kaski and Joni Kaski

GRANTEE'S NAME:
Ivory Pine Revocable Living Trust

AFTER RECORDING RETURN TO:
Order No.: 470322084731-CW
Kimball L. Wallis and Joanne K. Wallis, Trustees of The Ivory Pine
Revocable Living Trust
P.O. Box 249, c/o Kim and Joanne Wallis
Saint Paul, OR 97137

SEND TAX STATEMENTS TO:
Ivory Pine Revocable Living Trust
P.O. Box 249, c/o Kim and Joanne Wallis
Saint Paul, OR 97137

Map: 3512-00700-03000
3000 Whiskey Creek Road, Bly, OR 97622

2023-000246
Klamath County, Oregon
01/11/2023 02:37:02 PM
Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Louis Kaski and Joni Kaski, Grantor, conveys and warrants to **Kimball L. Wallis and Joanne K. Wallis, Trustees of The Ivory Pine Revocable Living Trust**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE THOUSAND SIX HUNDRED AND NO/100 DOLLARS **(\$5,600.00)**. (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/9/2023

[Signature]
Louis Kaski

[Signature]
Joni Kaski

State of WA
County of Clark

This instrument was acknowledged before me on 1/9/2023 by Louis Kaski and Joni Kaski.

[Signature]
Notary Public - State of ~~Oregon~~ Washington

My Commission Expires: 10/5/2024

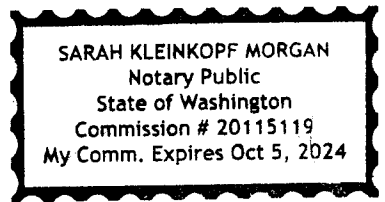


EXHIBIT "A"
Legal Description

A parcel of land lying in the E 1/2 of the SE 1/4 of the SE 1/4 of Section 7, Township 35 South, Range 12 East, Willamette Meridian, described as follows:

Beginning at a point on the East line of said Section 7, 990 feet North from the Southeast corner thereof, thence West 660 feet, more or less, to the Westline of said E 1/2 of the SE 1/4 of the SE 1/4; thence North 330 feet, more or less, to the Northwest corner thereof, thence East 660 feet, more or less, along the North line thereof to the East line of said Section 7; thence South along said East line 330 feet, more or less, to the point of beginning