

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

2023-000702
Klamath County, Oregon
02/01/2023 02:53:01 PM
Fee: \$87.00

TICOR TITLE

GRANTOR'S NAME:

Spaulding Living Trust dated 9/14/93

GRANTEE'S NAME:

Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine
Revocable Living Trust dated August 17, 2021

AFTER RECORDING RETURN TO:

Order No.: 470323084816-CW

Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine
Revocable Living Trust dated August 17, 2021
P.O. Box 249, c/o Kimball and Joanne Wallis
Saint Paul, OR 97137

SEND TAX STATEMENTS TO:

Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine
Revocable Living Trust dated August 17, 2021
P.O. Box 249, c/o Kimball and Joanne Wallis
Saint Paul, OR 97137

APN: 342604

Map: 3611-004A0-00100

Table land Tax Lot 100 and 200, Sprague River, OR 97639

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sandra Lee O'Neill as Successor Trustee of the Spaulding Living Trust u/t/a September 14, 1993. , Grantor, conveys and warrants to **Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine Revocable Living Trust dated August 17, 2021**, 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:

The N 1/2 of Government Lot 1, and the N 1/2 and the SW 1/4 of Government Lot 2, Section 4, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ELEVEN THOUSAND AND NO/100 DOLLARS (\$11,000.00). (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: 01/30/2023

Spaulding Living Trust dated 9/14/93

BY: Sandra Lee O'Neill
Sandra Lee O'Neill
Successor Trustee

State of WA
County of Clark

This instrument was acknowledged before me on 01/30/2023 by Sandra Lee O'Neill as Successor Trustee of the Spaulding Living Trust u/a September 14, 1993.

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

My Commission Expires: 07/15/26

