

**2023-002712**

**Klamath County, Oregon**



00313620202300027120040049

04/13/2023 10:38:56 AM

Fee: \$97.00

After recording, return to:  
Trinity Asset Holdings Co., LLC,  
a California Limited Liability  
Company,  
1200 Ridgewater Blvd  
Klamath Falls, OR 97601  
Until a change is requested,  
all tax statements should be sent to:  
Trinity Asset Holdings Co., LLC,  
a California Limited Liability  
Company,  
1200 Ridgewater Blvd  
Klamath Falls, OR 97601

**WARRANTY DEED**

Under ORS 93.850

The grantor,  
Royse Haney and Sheena Haney, as Tenants by the Entirety,  
12547 SW Canvasback Way  
Beaverton, OR 97007

for the true and actual consideration of 0.00  
Zero Dollars

CONVEYS AND WARRANTS to the grantee.  
Trinity Asset Holdings Co., LLC, a California Limited Liability Company,  
1200 Ridgewater Blvd  
Klamath Falls, OR 97601

the following described real property, free of encumbrances, except as specifically  
set forth herein:

Lot 173 OF TRACT 1507 BEING A RE PLAT OF LOTS 109, 110, 111, 112,  
113, and 114, 134, 135, and 136.142, 143, 185, 186 AND 193, 194, 195, 196,  
197, and 198, OF TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1,  
1ST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

Parcel ID: APN 3808-036BA-00900

And commonly known as: R893917

**Source of Title:**

Being the same property conveyed from Trinity Asset Holdings Co., LLC, a California Limited Liability Company to Royse Haney and Sheena Haney, as Tenants by the Entirety recorded December 11, 2020 as Instrument number 2020-016213 in the records of the County Clerk of Klamath County, Oregon.

**This conveyance is made subject to:**

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 31<sup>st</sup> day of March, 2023, in the presence of:

[Signature]  
\_\_\_\_\_  
Signature  
Royse Haney  
\_\_\_\_\_  
Print Name  
Individual  
\_\_\_\_\_  
Capacity

[Signature]  
\_\_\_\_\_  
Signature  
Sheena Haney  
\_\_\_\_\_  
Print Name  
Individual  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

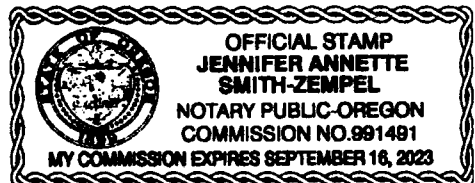
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Oregon  
COUNTY OF Washington

On this 31<sup>st</sup> day of March, 2023, before me, Notary Public in and for said state, personally appeared Royse Haney and Sheena Haney  
\_\_\_\_\_  
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me they freely executed the same.

Signature: [Signature]  
Print Name: Jennifer A Smith-Zempel  
Title: Notary Public  
My Commission Expires: 9/16/23



## **Exhibit A**