

2023-003396

Klamath County, Oregon



00314420202300033960020026

05/04/2023 10:27:31 AM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, OR 97601

Send tax statements to:

Barrie G. Pedersen, Trustee
of the Barrie G. Pedersen Trust
9227 St. Andrews Circle
Klamath Falls, OR 97603

WARRANTY DEED

Barrie G. Pedersen, Grantor, conveys and warrants to Barrie G. Pedersen, Trustee of the Barrie G. Pedersen Trust uad April 28, 2023, Grantee, and any amendments thereto the following described real property free of encumbrances except as specifically set forth herein:

Unit No. B of Building No. 11, Stage IV Plat of Tract 1271-Shield Crest Condominiums, Building No. 5, Lot 11, Block 4 of 1257, a re-subdivision of a portion of the First Addition to Shield Crest, as shown on the plat thereof filed on December 31, 1996, in the records of plats of the Clerk of Klamath County, Oregon.

Together with that interest in common areas as disclosed by Declaration of Shield Crest Condominiums, recorded April 23, 1991 and Supplemented by Supplemental Declaration, and recorded January 9, 1997, in M97 on Page 60, Deed Records of Klamath County, Oregon.

Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded May 23, 1990, in Volume M90, page 9828, Deed Records of Klamath County.

Account No. 881657
Map: 3910-008B0-60012

More commonly known as 9227 St. Andrews Circle, Klamath Falls, Oregon.

There is no consideration for this conveyance. It is done for estate planning purposes.

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 28th day of April, 2023.

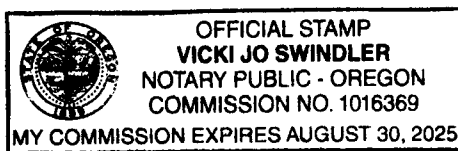
Barrie G. Pedersen
Barrie G. Pedersen

STATE OF OREGON)

) ss.

County of Klamath)

Personally appeared the above-named Barrie G. Pedersen acknowledge the foregoing instrument to be her voluntary act. Before me this 28th day of April, 2023.



Vicki Swindler
Notary Public for Oregon
My commission expires: 8-30-2025