

GRANTOR NAME AND ADDRESS:
JUDITH E. SHALLCROSS
5531 Villa Drive
Klamath Falls, Oregon 97603

2023-004376
Klamath County, Oregon



06/08/2023 12:04:27 PM

Fee: \$82.00

GRANTEE NAME AND ADDRESS:
JUDITH E. SHALLCROSS, Trustee of the
SHALLCROSS LIVING TRUST uad 06-15-2012
5531 Villa Drive
Klamath Falls, Oregon 97603

Returned at Counter
AFTER RECORDING RETURN TO:
NEAL G. BUCHANAN, Attorney
435 Oak Avenue
Klamath Falls, Oregon 97601
UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:
Grantee

WARRANTY DEED - STATUTORY FORM

JUDITH E. SHALLCROSS, Grantor, conveys and warrants to JUDITH E. SHALLCROSS, Trustee of the SHALLCROSS LIVING TRUST uad 06-15-2012, Grantee, that certain real property in the County of Klamath, State of Oregon, civilly described as 5531 Villa Drive, Klamath Falls, Oregon, and legally described as follows to-wit:

Lot 3 of Block 3, CYPRESS VILLA, according to the official plat thereof on file with the Clerk of Klamath County, Oregon

SUBJECT TO reservations and restrictions of record, easements and rights of way of record, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being 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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 8 day of June, 2023.

JUDITH E. SHALLCROSS

STATE OF OREGON, County of Klamath) ss:

Personally appeared JUDITH E. SHALLCROSS, before me on the 8th day of June, 2023, and acknowledged the foregoing instrument to be her voluntary act and deed.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27