



2023-004395  
Klamath County, Oregon  
06/09/2023 10:36:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Scott Berry and Sharon Gail Berry and Robin Hill

7327 Boyd Place

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:

Scott Berry and Sharon Gail Berry and Robin Hill

7327 Boyd Place

Klamath Falls, OR 97603

File No. 590040AM

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### STATUTORY WARRANTY DEED

**Connie S. Raymond, Becky S. Oman and Laddie T. Burge, Trustees of the Connie S. Raymond Trust, dated February 13, 2012, including any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Scott Berry and Sharon Gail Berry and Robin Hill, all with right of survivorship,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 34, Tract 1401 – FIRST ADDITION TO SAGE MEADOWS – PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$330,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, 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.

Dated this 5 day of June, 2023

Connie S. Raymond Trust, dated February 13, 2012, including any amendments thereto

By: Connie S. Raymond  
Connie S. Raymond, Trustee

By: Becky S. Oman  
Becky S. Oman, Trustee

By: Laddie T. Burge  
Laddie T. Burge, Trustee

State of Oregon} ss.  
County of Klamath}

On this 5 day of June, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Connie S. Raymond, Becky S. Oman, and Laddie T. Burge known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Connie S. Raymond Trust, dated February 13, 2012, including any amendments thereto, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa Cook

Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: 3/7/26

