

2023-004418

Klamath County, Oregon



00315624202300044180020028

06/09/2023 11:33:35 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Law Office of Roger K. Evans, P.C.
675 Church Street NE
Salem, Oregon 97301

GRANTOR INFORMATION:

Steven R. Salyer
2031 Maciel Avenue
Santa Cruz, California 95062.

GRANTEES INFORMATION:

Steven Salyer and Vicki Gennai, Trustees
2031 Maciel Avenue
Santa Cruz, California 95062

SEND TAX STATEMENTS TO:

Steven Salyer and Vicki Gennai, Trustees
2031 Maciel Avenue
Santa Cruz, California 95062

WARRANTY DEED

STEVEN R. SALYER, GRANTOR, conveys to STEVEN SALYER and VICKI GENNAI, Trustees of THE SALYER-GENNAI FAMILY TRUST, dated March 18, 2022, GRANTEES, the following real property situated in Klamath County, Oregon, to wit:

*Lot 31, Block 97, Klamath Falls Forest Estates, Highway 66,
Plat 4, Klamath County, Oregon*

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. This transfer is being made for estate planning purposes and the consideration for the transfer is a beneficial interest retained by the Settlor.

TO HAVE AND TO HOLD the same unto the said GRANTEES and GRANTEES' heirs, successors and assigns forever.

And GRANTOR hereby covenants to and with GRANTEES and GRANTEES' heirs, successors and assigns, that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record or those of an obvious nature, and that GRANTOR will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

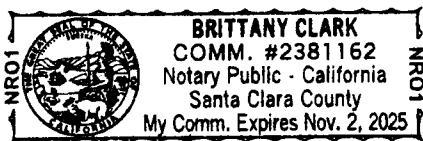
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

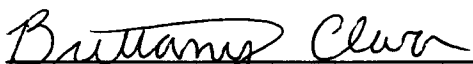
IN WITNESS WHEREOF the GRANTOR has executed this instrument on January 20, ~~2022~~ 2023, RS B.C. N.P.


STEVEN R. SALYER

STATE OF CALIFORNIA)
County of Santa Cruz) ss.

This instrument was acknowledged before me on January 20, ~~2022~~ ^{2023 B.C. N.P.} by STEVEN R. SALYER 




Notary Public for California
My Commission Expires: 11/02/2025