



2023-004423
Klamath County, Oregon
06/09/2023 11:54:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tiffany-Amber Marie Evans

1525 3rd St.

Baker City, OR 97814

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

Tiffany-Amber Marie Evans

1525 3rd St.

Baker City, OR 97814

File No. 592663AM

STATUTORY WARRANTY DEED

Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine Revocable Living Trust dated August 17, 2021,

Grantor(s), hereby convey and warrant to

Tiffany-Amber Marie Evans,

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:

The SW1/4 of Government Lot 2, Section 4, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath and State of Oregon.

“Together with and reserving therefrom the rights and terms of a Conveyance/Reestablishment of Easement Recorded March 20, 2023 in Instrument 2023-001891”

The true and actual consideration for this conveyance is \$6,500.00.

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 8TH day of JUNE, 2023

Ivory Pine Revocable Living Trust

By: Kimball L. Wallis

Kimball L. Wallis, Trustee

By: Joanne K. Wallis

Joanne K. Wallis, Trustee

Joanne gw

State of Oregon} ss.

County of Marion }

On this 8 day of June, 2023, before me, Lisa Kutsch a Notary Public in and for said state, personally appeared Kimball L. Wallis and Joanne K. Wallis known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ivory Pine Revocable Living Trust dated August 17, 2021, 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.

Lisa Kutsch

Notary Public for the State of Oregon»

Residing at: Marion County

Commission Expires: 1-3-27

