



THIS SPACE RESERVED FOR

2023-004515
Klamath County, Oregon
06/13/2023 11:24:02 AM
Fee: \$87.00

After recording return to:

Ryan D. Russel and Jill C. Russel
122 Ridgecrest Dr.
Klamath Falls, OR 97601

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

Ryan D. Russel and Jill C. Russel
122 Ridgecrest Dr.
Klamath Falls, OR 97601

File No. 591336AM

STATUTORY WARRANTY DEED

Barry J. Homrighaus and Barbara A. Homrighaus, Trustees of the Barry J. Homrighaus and Barbara A. Homrighaus Trust of 2019, u/d/o April 8, 2019,

Grantor(s), hereby convey and warrant to

Ryan D. Russel and Jill C. Russel, as Tenants by the Entirety,

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:

Parcel 3 of Land Partition 15-12, being a replat of Lot 31 TRACT 1316 Paradise Hill situate in the E1/2 NW1/4 and NE1/4 of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, filed January 17, 2013 in 2013-000641 records of Klamath County.

The true and actual consideration for this conveyance is \$37,500.00.

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 09 day of JUNE, 2023

Barry J. Homrighaus and Barbara A. Homrighaus Trust of 2019, u/d/o April 8, 2019

By: Barry J. Homrighaus
Barry J. Homrighaus, Trustee

By: Barbara A. Homrighaus
Barbara A. Homrighaus, Trustee

State of IOWA } ss.
County of BOONE }

On this 09 day of June, 2023, before me, Michael O'Neil Hughes a Notary Public in and for said state, personally appeared Barry J. Homrighaus and Barbara A. Homrighaus known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Barry J. Homrighaus and Barbara A. Homrighaus Trust of 2019, u/d/o April 8, 2019, 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.

Michael O'Neil Hughes
Notary Public for the State of IOWA »
Residing at: 4831 Lakewood Dr Des Moines IA 50311
Commission Expires: 02 JUNE 2025

