



2023-005327
Klamath County, Oregon
06/30/2023 09:26:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kriston Le Jones and Gerald H. Chinn Jr. and Chanae
R Jones and Deborah Lynn Chinn
1831 Terret Rd
La Pine, OR 97739

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

Kriston Le Jones and Gerald H. Chinn Jr. and Chanae
R Jones and Deborah Lynn Chinn
1831 Terret Rd
La Pine, OR 97739
File No. 590963AM

STATUTORY WARRANTY DEED

Madeline A. Citrin, Trustee of the Madeline A. Citrin Revocable Trust dated August 8, 2017,
Grantor(s), hereby convey and warrant to

**Kriston Le Jones, Gerald H. Chinn Jr., Chanae R Jones, Deborah Lynn Chinn, as Not Tenants in Common,
but 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 1 in Block 5 of WAGON TRAIL ACREAGES NO 2, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-012B0-02700

The true and actual consideration for this conveyance is \$450,000.00.

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:

Return To: AmeriTitle

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 22 day of JUNE, 2023

Madeline A. Citrin Revocable Trust

By: Madeline A Citrin, Trustee
Madeline A. Citrin, Trustee

State of ~~Oregon~~ California
County of CONTRA COSTA

On this 22 day of June, 2023, before me, My Lewis, Notary Public a Notary Public in and for said state, personally appeared Madeline A. Citrin known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Madeline A. Citrin Revocable Trust dated August 8, 2017, 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.

[Signature]
Notary Public for the State of ~~Oregon~~ California
Residing at: CONTRA COSTA
Commission Expires: 3/17/27

