AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Raymond E. Rockwell and Beverly J. Hustead-Mitchell
11722 Centurion Ct.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Raymond E. Rockwell and Beverly J. Hustead-Mitchell
1117 Laurel St.
Klamath Falls, OR 97601
File No. 594588AM

STATUTORY WARRANTY DEED

Sharon K. Mann, Trustee of the Sharon K. Mann Living Trust,

Grantor(s), hereby convey and warrant to

Raymond E. Rockwell and and Beverly J. Hustead-Mitchell, as Tenants in Common, each as to an undivided 50% interest,

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:

A tract of land situated in the S1/2 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is South 429 feet and East 1420.8 feet from an iron pin which marks the Southwest corner of the NW1/4 of the NW1/4 of said Section 5, which point is also the intersection of the South line of Lindley Way and the East line of Laurel Street; thence South along the East line of Laurel Street 125 feet to the true point of beginning; thence East parallel to Lindley Way 88 feet; thence South parallel to Laurel Street 100 feet; thence West parallel with Lindley Way 88 feet to the East line of Laurel Street; thence North along the East line of Laurel Street 100 feet to the point of beginning.

The true and actual consideration for this conveyance is $254,900.00.
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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 _3_ day of _July_ ,_2023_.

Sharon K. Mann Living Trust

By: _Sharon K. Mann_
     Sharon K. Mann, Trustee

State of _Washington_ } ss.
County of _Thurston_ }

On this _3_ day of ~~June~~ July, 2023, before me, _Phyllis R. Weaver_ , a Notary Public in and for said state, personally appeared Sharon K. Mann known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Sharon K. Mann Living Trust, 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.

Phyllis R. Weaver
Notary Public for the State of _WA_ »
Residing at: _Tumwater_
Commission Expires: _7-14-26_

PHYLLIS R WEAVER
Notary Public
State of Washington
Commission # 120260
My Comm. Expires Jul 14, 2026