

2023-006186

Klamath County, Oregon



00317721202300061860030034

07/25/2023 09:16:08 AM

Fee: \$92.00

Returned at Counter

After recording, return to:
Trinity Asset Holdings Co., LLC,
a California Limited Liability
Company,
1200 Ridgewater Blvd
Klamath Falls, OR 97601
Until a change is requested,
all tax statements should be sent to:
Trinity Asset Holdings Co., LLC,
a California Limited Liability
Company,
1200 Ridgewater Blvd
Klamath Falls, OR 97601

WARRANTY DEED

Under ORS 93.850

The grantor,
Christopher Knowlton and Mariah Knowlton, as Tenants by the Entirety,
3820 Beverly Dr
Klamath Falls, OR 97603

for the true and actual consideration of 0.00

Zero Dollars

CONVEYS AND WARRANTS to the grantee,
Trinity Asset Holdings Co., LLC, a California Limited Liability Company,
1200 Ridgewater Blvd
Klamath Falls, OR 97601

the following described real property, free of encumbrances, except as specifically
set forth herein:

Lot 6 OF TRACT 1507 BEING A RE PLAT OF LOTS 109, 110, 111, 112, 113,
and 114, 134, 135, and 136.142, 143, 185, 186 AND 193, 194, 195, 196, 197, and
198, OF TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1ST
ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

Parcel ID: 3808-036CA-04200

And commonly known as: 1124 Vine Maple Dr Klamath Falls, OR 97601

Source of Title:

Being the same property conveyed from Trinity Asset Holdings Co., LLC, a California Limited Liability Company to Christopher Knowlton and Mariah Knowlton, as Tenants by the Entirety recorded October 19, 2001 as 2021-015752 in the records of the County Clerk of Klamath County, Oregon.

This conveyance is made subject to:

N/A

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 17 day of July , 2023 , in the presence of:



Signature

Christopher Knowlton

Print Name

Individual

Capacity



Signature

Mariah Knowlton

Print Name

Individual

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon

COUNTY OF Klamath

On this 17 day of July , 2023, before me, Notary Public in and for said state, personally appeared Christopher Knowlton and Mariah Knowlton

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me they freely executed the same.

Signature:

Print Name: Kathleen A. Maynard

Title: Notary Public

My Commission Expires: March 31, 2026

