

2023-006329

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00317882202300063290010011

07/27/2023 11:57:53 AM

Fee: \$82.00

SEND TAX STATEMENTS TO:

Oliver Ritchey Spires
224 Mountain View Blvd.
Klamath Falls, OR 97601

TRUSTEE'S DEED

Wallace L. Spires (*aka* Wallace Lund Spires, *aka* Wally Spires), Successor Trustee of the Ida L. Spires Revocable Living Trust dated August 24, 2000, as amended, Grantor conveys to Oliver Ritchey Spires, Grantee, the following described real property:

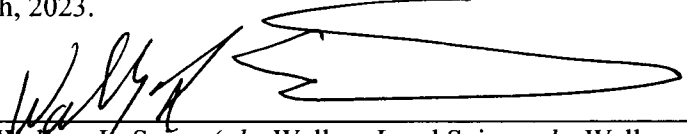
203 Pine Street: Lot 4, Block 6, of the original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file on the office of the County Clerk, Klamath County, Oregon; and

BOTH PARCELS SUBJECT TO: Real property taxes assessment, contracts for irrigation and/or drainage, and easements and/or restrictions of record or apparent on the land.

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.

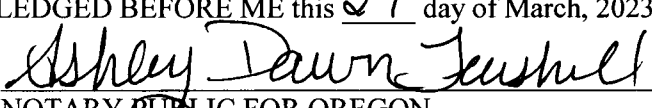
The true consideration paid for this transfer is the performance of a settlement agreement and distribution of a trust, and stated in terms of dollars, is \$0.00.

DATED this 29 day of March, 2023.


Wallace L. Spires (*aka* Wallace Lund Spires, *aka* Wally Spires), Successor Trustee of the Ida L. Spires Revocable Living Trust dated August 24, 2000, as amended

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29 day of March, 2023, by Wallace Lund Spires.


NOTARY PUBLIC FOR OREGON
My Commission expires: 9/11/2026

