

2023-006652

Klamath County, Oregon

08/04/2023 03:13:02 PM

Fee: \$87.00

After recording, return to:

Patrick E. Doyle, PC
Attorney at Law
429 N. Water Street
Silverton, OR 97381

Send tax statements to:

Keith F. Flack and Janice M. Flack, Trustees
Flack Family Living Trust
P. O. Box 434
Oakridge, OR 97463

STATUTORY WARRANTY DEED

GRANTORS:

Keith F. Flack and Janice M. Flack
P. O. Box 434
Oakridge, OR 97463

GRANTEE:

Keith F. Flack and Janice M. Flack, Trustees
Flack Family Living Trust
P. O. Box 434
Oakridge, OR 97463

Keith F. Flack and Janice M. Flack, as tenants by the entirety, Grantors, convey and warrant to Keith F. Flack and Janice M. Flack, Trustees of the FLACK FAMILY LIVING TRUST, dated August 2, 2023, Grantee, the real property situated at **71735 N. Highway 97, Chiloquin, Klamath County, Oregon** 97624 described in Exhibit A attached hereto and by this reference incorporated herein, free of encumbrances, excepting and specifically excluding encumbrances of record.


Grantors covenant that the warranty contained in this deed is limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

The actual consideration consists of or includes other property or value given or promised, which is the whole consideration given. This Deed is executed to fund a Trust for Grantors and the consideration includes covenants to and for Grantors' benefit.

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.


KEITH F. FLACK

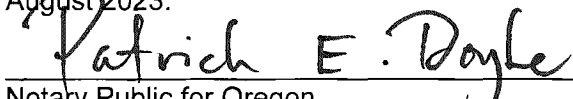
8/2/2023
date


JANICE M. FLACK

8/2/2023
date

STATE OF OREGON)
County of Marion) ss.

Subscribed, sworn and acknowledged to before me by
Keith F. Flack and Janice M. Flack this 2nd day of
August 2023.


Notary Public for Oregon
My commission expires: January 23, 2024

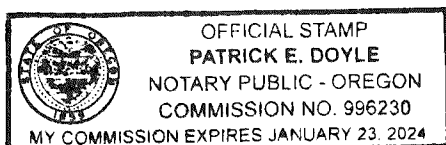


EXHIBIT A

That portion lying East of Highway 97 and the E 1/2 W 1/2 of Section 24, Township 31 South, Range 7 East of the Willamette Meridian; and the S 1/2 NE 1/4 of Section 24, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. Saving and Excepting therefrom any portion in Southern Pacific Railroad.