

2023-007184

Klamath County, Oregon



00318912202300071840040042

08/22/2023 10:34:41 AM

Fee: \$97.00

After recording, return to:
Everett Trust
106 Camelot Ln
Crossville, TN 38558

Until a change is requested,
all tax statements should be sent to:
Everett Trust
Harlan or Lana Everett
106 Camelot Ln
Crossville, TN 38558

WARRANTY DEED

Under ORS 93.850

The grantor,
Harlan Everett and Lana Everett, Grantor

for the true and actual consideration of \$0.00

CONVEYS AND WARRANTS to the grantee,
Everett Trust, Harlan L. Everett, III, and Lana D. Everett, Trustees

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

Legal Description: Real property in the County of Klamath, State of Oregon,
described in Exhibit A (attached)

Parcel ID:
And commonly known as: 216 Pine St

Source of Title:
STATUTORY WARRANTY DEED 2015-009332
Klamath County, Oregon
08/21/2015 12:21:06 PM

This conveyance is made subject to:
None

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 27 day of July, 2023, in the presence of:

[Signature]

Signature
HARLAN L. EVERETT

Print Name
Owner

Capacity

[Signature]

Signature
HARLAN L. EVERETT

Print Name
Trustee

Capacity

[Signature]

Signature
Lana D. Everett

Print Name
owner

Capacity

[Signature]

Signature
Lana D. Everett

Print Name
Trustee

Capacity

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

STATE OF Tennessee
COUNTY OF Cumberland

On this 27 day of July, 2023, before me, Notary Public in and for said state, personally appeared HARLAN L. EVERETT
and LANA D. EVERETT,
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me JLC freely executed the same.

Signature: [Signature]
Print Name: Jeremy C. Cole
Title: Teller
My Commission Expires: 6-5-27

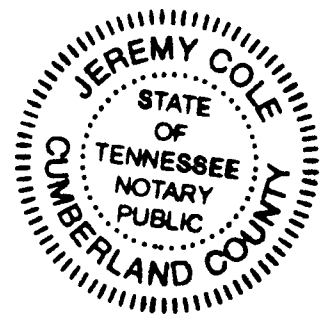


Exhibit A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon,
described as follows:

Beginning on Pine Street at the corner of Lots 6 and 7 in Block 19 ORIGINAL TOWN OF KLAMATH FALLS (FORMERLY LINKVILLE), Oregon; thence Southwesterly along the Southerly line of Pine Street 55 feet; thence Southeasterly at right angles 112 feet; thence Northeasterly parallel with Pine Street 55 feet to the line between Lots 6 and 7; thence Northwesterly along the Northeast side of Lot 6 112 feet to the place of beginning, being 55 feet off the Northeasterly side of Lot 6 in said Block 19, Town of Klamath Falls, Oregon