

2023-007616

Klamath County, Oregon



00319414202300076160020020

08/31/2023 02:33:21 PM

Fee: \$87.00

GRANTOR NAME AND ADDRESS

PATRICIA ANN WILLIAMS, Trustee
THE CLIFFORD FAMILY TRUST
3939 Hilyard Avenue
Klamath Falls, Oregon 97603

GRANTEE NAME AND ADDRESS

PAMELA BRIONES
3965 Clinton Avenue
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEE
PO Box 216
Beatty, Oregon 97621

WARRANTY DEED - STATUTORY FORM

PATRICIA ANN WILLIAMS, Trustee of THE CLIFFORD FAMILY TRUST uad 8-17-11, Grantor, conveys and warrants to **PAMELA BRIONES, Grantee,** that certain real property civilly described as 3965 Clinton Avenue, Klamath Falls, Oregon and legally described as follows to-wit:

Lot 30 in LANDIS PARK Klamath County, Oregon

Account #545002

Map 3909-010DA-00900

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The real property is conveyed free of encumbrances except as specifically set forth herein.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the said Trust pursuant to the terms and provisions thereof.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 31 day of August, 2023.

THE CLIFFORD FAMILY TRUST uad 8-17-11

By: Patricia Ann Williams
PATRICIA ANN WILLIAMS, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on 31st day of August, 2023, by **PATRICIA ANN WILLIAMS, Trustee.**



Katie Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27