



2023-008709
Klamath County, Oregon
10/06/2023 01:48:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jennifer Lynn Olesen

30531 SW Ruth St.

Wilsonville, OR 97070

Until a change is requested all tax statements shall be sent to the following address:

Jennifer Lynn Olesen

30531 SW Ruth St.

Wilsonville, OR 97070

File No. 609182AM

STATUTORY WARRANTY DEED

Kimball L. Wallis and Joanne K. Wallis, Trustees of The Ivory Pine Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Jennifer Lynn Olesen,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A parcel of land lying in the E1/2 of the SE1/4 of the SE1/4 of Section 7, Township 35 South, Range 12 East, Willamette Meridian, described as follows:

Beginning at a point on the East line of said Section 7, 990 feet North from the Southeast corner thereof, thence West 660 feet, more or less, to the West line of said E1/2 of the SE1/4 of the SE1/4; thence North 330 feet, more or less, to the Northwest corner thereof, thence East 660 feet, more or less, along the North line thereof to the East line of said Section 7; thence South along said East line 330 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$6,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2023-2024 Real Property Taxes, a lien not yet due and payable

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.

Dated this 5TH day of October, 2023.

The Ivory Pine Revocable Living Trust

By: Kimball L. Wallis
Kimball L. Wallis, Trustee

By: Joanne K. Wallis
Joanne K. Wallis, Trustee

State of Oregon} ss.
County of Marion}

On this 5 day of October, 2023, before me, Lisa Kutsch a Notary Public in and for said state, personally appeared Kimball L. Wallis and Joanne K. Wallis known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ivory Pine Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Kutsch
Notary Public for the State of Oregon»
Residing at: Sublimity
Commission Expires: 1-3-27

