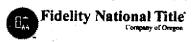
RECORDING REQUESTED BY:



2921 Crescent Ave., Ste 110 Eugene, OR 97408

GRANTOR'S NAME:

Janice E. Bindus, Trustee of the Janice E. Bindus Revocable Living Trust dated 8/27/19

GRANTEE'S NAME:

Erika Harris and Davin Harris

AFTER RECORDING RETURN TO:

Order No.: 60222304304-SW Erika Harris and Davin Harris, as tenants by the entirety 129260 Monk Lane Crescent Lake, OR 97733

SEND TAX STATEMENTS TO:

Erika Harris and Davin Harris 129260 Monk Lane Crescent Lake, OR 97733

129260 Monk Lane, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2023-008961 Klamath County, Oregon

10/17/2023 02:00:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Janice E. Bindus, Trustee of the Janice E. Bindus Revocable Living Trust dated 8/27/19, Grantor, conveys and warrants to Erika Harris and Davin Harris, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

E1/2 N1/2 N1/2 SW1/4 NW1/4 of Section 19, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated:
Janice E. Bindus, Trustee of the Janice E. Bindus Revocable Living Trust dated 8/27/19 BY: Company Co
State of
Notative Public - State of Oregon
My Commission Expires: 5/16/24
OFFICIAL STAMP SHAWNA ELAINE WOOD NOTARY PUBLIC - OREGON COMMISSION NO. 1024773 MY COMMISSION EXPIRES MAY 16, 2026