

2023-009054

Klamath County, Oregon



00321152202300090540030031

Reserved for Deed Records Use

10/20/2023 02:00:37 PM

Fee: \$92.00

## Warranty Deed

RECORDING REQUESTED BY (NAME):

Ariella Danielle Kelley

WHEN RECORDED MAIL TO (ADDRESS):

7106 Ruth Ct, Klamath Falls, OR 97603, USA

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Ariella Danielle Kelley

7106 Ruth Ct, Klamath Falls, OR 97603, USA

By this instrument, Ariella Danielle Kelley, not married, of 7106 Ruth Ct, Klamath Falls, OR 97603, USA, (the "Grantor"), releases, with general warranty covenants, unto Ariella Danielle Kelley as trustee of The Ariella Kelley Trust, dated October 19, 2023, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Lots 26 and 27 in Block 1 of Tract No. 1085, Country Green, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$0.00, the receipt and sufficiency of which is hereby acknowledged.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

Dated this 20<sup>th</sup> day of October, 2023.

Signed in the presence of:

Logan Sweet

Witness signature

Logan Sweet

Witness name

Ariella Danielle Kelley

Ariella Danielle Kelley

### Grantor Acknowledgement

STATE OF OREGON

COUNTY OF Klamath

Acknowledged before me, Grace A Baldock, a Notary Public, this 20<sup>th</sup> day of October, 2023 by Ariella Danielle Kelley, known to me (or proven on the basis of satisfactory evidence) to be the Grantor, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.

Grace A Baldock

Notary Public for the State of Oregon

County of Klamath

My commission expires: 10/3/2027



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.