



After recording return to:
Andrew Flaig
20403 NE 96th Ave.
Battle Ground, WA 98604

Until a change is requested all tax
statements shall be sent to the
following address:
Andrew Flaig
20403 NE 96th Ave.
Battle Ground, WA 98604

File No.: 7161-4110351 (lb)
Date: October 24, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

2023-009264

Klamath County, Oregon

10/27/2023 09:48:01 AM

Fee: \$87.00

STATUTORY WARRANTY DEED

K.L.W.
Kimball L. Wallis and JoAnne K. Wallis, Trustees of the Ivory Pines Revocable Living Trust under Trust Agreement dated August 17, 2021, Grantor, conveys and warrants to **Andrew Flaig**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 10, BLOCK 8, NORTH BLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$8,500.00**. (Here comply with requirements of 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.

Dated this 25th day of October, 2023.

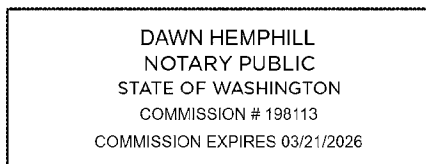
Kimball L. Wallis, and JoAnne K. Wallis, Trustees
of the Ivory Pines Revocable Living Trust under
Trust Agreement dated August 17, 2021

Kimball L. Wallis

Kimball L. Wallis, Trustee

STATE OF Washington)
)ss.
County of Thurston)

This instrument was acknowledged before me on this 25th day of October, 2023
by Kimball L. Wallis as Trustee of The Ivory Pines Revocable Living Trust under Trust Agreement dated
August 17, 2021, on behalf of the Trust.



Dawn Hemphill

Notary Public for Washington
My commission expires: 03/21/2026

This notarial act involved the use of communication technology