



2023-009432  
Klamath County, Oregon  
11/01/2023 02:40:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Peter M. Ward  
2919 Orindale Rd.  
Klamath Falls, OR 97601

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

Peter M. Ward  
2919 Orindale Rd.  
Klamath Falls, OR 97601  
File No. 610974AM

### STATUTORY WARRANTY DEED

**Donna Lee Tarrant, Successor Trustee of the Michael D. Tarrant Revocable Living Trust dated May 18, 2015,**

Grantor(s), hereby convey and warrant to

**Peter M. Ward,**

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 being a portion of the NE1/4 NE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southwest corner of the NE1/4 of the NE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, running thence East 264 feet; thence North 165 feet; thence West 264 feet; thence South 165 feet to the place of beginning.**

**EXCEPTING THAT portion lying within Orindale Road.**

The true and actual consideration for this conveyance is \$195,000.00.

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:

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 31st day of October, 2023

Michael D. Tarrant Revocable Living Trust

By: Donna Lee Tarrant  
Donna Lee Tarrant, Trustee

State of Oregon) ss.  
County of Lane

On this 31st day of October, 2023, before me, Laramie A. Swartz-Vargas a Notary Public in and for said state, personally appeared Donna Lee Tarrant known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Michael D. Tarrant 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.

Laramie A. Swartz-Vargas  
Notary Public for the State of Oregon  
Residing at: 04/16/26  
Commission Expires:

