



2023-010132
Klamath County, Oregon
11/22/2023 11:44:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Linda Jennings

74645 Scott View Dr.

Chiloquin, OR 97624

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

Linda Jennings

74645 Scott View Dr.

Chiloquin, OR 97624

File No. 612660AM

STATUTORY WARRANTY DEED

Stephen Raymond Walker and Mary Louise Walker, as Trustees of the Stephen Raymond Walker and Mary Louise Walker Living Trust under agreement dated July 27, 2016, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed,

Grantor(s), hereby convey and warrant to

Linda Jennings,

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:

Lots 21 and 22 in Block 22, Tract No. 1027, MT. SCOTT MEADOW, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$275,000.00.

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 20 day of November, 2023

Stephen Raymond Walker and Mary Louise Walker Living Trust dated July 27, 2016

By: Stephen Raymond Walker
Stephen Raymond Walker, Trustee

By: Mary Louise Walker
Mary Louise Walker, Trustee

State of Oregon } ss
County of Klamath }

On this 20 day of November, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared Stephen Raymond Walker and Mary Louise Walker, Trustees of the Stephen Raymond Walker and Mary Louise Walker Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that ~~he/she~~ they executed same.

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

Emily Coe
Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: 9/27/2025

