



2023-010333
Klamath County, Oregon
12/01/2023 09:37:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sharon Hofmann

PO Box 1337

Klamath Falls, OR 97601

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

Sharon Hofmann

15110 Broyles Ave.

Keno, OR 97627

File No. 615102AM

STATUTORY WARRANTY DEED

Michael Quinn and Sharon Lynn Pappas, Trustees of the Sharon Pappas and Michael Quinn 2004 Trust U/D dated April 30, 2004,

Grantor(s), hereby convey and warrant to

Sharon Hofmann,

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 1 and 2 of the Riverside Addition to Keno, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land more particularly described as follows:

Beginning at the Southwesterly corner of Lot 2 of said Riverside Addition to Keno; thence South 39°55'02" East a distance of 190.61 feet to the Easterly line of said Lot 2; thence along the Easterly boundary of said Lot 2, South 31°15'02" West a distance of 13.83 feet to the original Southeasterly corner of said Lot 2; thence leaving the Easterly boundary of said Lot 2, North 36°04'43" West a distance of 195.51 feet to the point of beginning.

The true and actual consideration for this conveyance is \$219,000.00.

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 30 day of November, 2023

Sharon Pappas and Michael Quinn 2004 Trust U/D dated April 30, 2004

By: Michael Quinn
Michael Quinn, Trustee

By: Sharon Pappas
Sharon Lynn Pappas, Trustee

State of Oregon} ss.
County of Klamath}

On this 30 day of November, 2023, before me, Julie Vanleuven a Notary Public in and for said state, personally appeared Michael Quinn and Sharon Lynn Pappas known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Sharon Pappas and Michael Quinn 2004 Trust U/D dated April 30, 2004, 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.

Julie Vanleuven
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10-30-2027

