

2023-010359

Klamath County, Oregon

12/01/2023 03:12:01 PM

Fee: \$87.00



After recording return to:
Jordon Leigh Graham Therrell and
Braeden James Therrell
1358 Linda Drive
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Jordon Leigh Graham Therrell and
Braeden James Therrell
1358 Linda Drive
La Pine, OR 97739

File No.: 7064-4114693 (SNB)
Date: October 30, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Josie Wells and Linda Kerr, as Co-Trustees of the Jennifer Meinicke Living Trust dated September 14, 2022, Grantor, conveys and warrants to **Jordon Leigh Graham Therrell and Braeden James Therrell as tenants by the entirety**, 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 17, BLOCK 17, SECOND ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

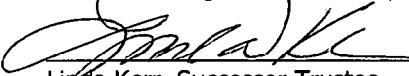
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$259,000.00**. (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.

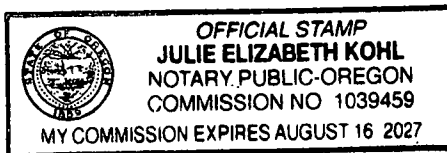
Dated this 28 day of November, 2023.

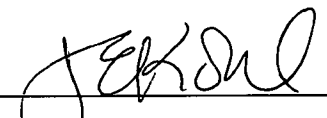
Linda Kerr, ^{Co-}~~Successor~~ Trustee of the Jennifer
Meinicke Living Trust dated September 14, 2022


Linda Kerr, ~~Successor Trustee~~ ^{Co-Trustee} *KB*

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 28 day of November, 2023
by Linda Kerr as ~~Successor~~ ^{Co-} Trustee of the Jennifer Meinicke Living Trust dated September 14, 2022, on
behalf of the Trust.





Notary Public for Oregon
My commission expires: 8/16/27