



2024-000159
Klamath County, Oregon
01/05/2024 02:38:03 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sherrilee Walker, Trustee of the Sherrilee Walker Trust
dated March 21, 2014

9890 Bliss Rd

Bonanza, OR 97623

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

Sherrilee Walker, Trustee of the Sherrilee Walker Trust
dated March 21, 2014

9890 Bliss Rd

Bonanza, OR 97623

File No. 615308AM

STATUTORY WARRANTY DEED

O'Connor Livestock Company, an Oregon corporation,

Grantor(s), hereby convey and warrant to

Sherrilee Walker, Trustee of the Sherrilee Walker Trust dated March 21, 2014,

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:

**Parcel 2 of Land Partition 17-06, replat of Lot 8 and a Portion of Lot 7 of Tract 1291-Lake Ridge Park and
Lot 8, 9 and 10 of Tract 1432-Quail Point Estates situated in NE1/4 NW1/4 Section 30, Township 38 South,
Range 09 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$50,000.00.

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 5 day of January, 2024

O'Connor Livestock Company, an Oregon corporation

Tim O'Connor
Timothy O'Connor, President
also known as Tim O'Connor

Jeremiah O'Connor
Jeremiah O'Connor, Vice President
also known as Jerry O'Connor

State of Oregon

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County of Klamath

On this 5 day of January, in the year 2024, before me, Twila Jean Pellegrino, a Notary Public in and for said state, personally appeared Timothy O'Connor and Jeremiah O'Connor known to me to be the President / Vice President of the O'Connor Livestock Company, an Oregon Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

