



2024-000370  
Klamath County, Oregon  
01/12/2024 01:38:02 PM  
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Logan Albrecht and Garret Albrecht

3341 Barnes Way

Klamath Falls, OR 97603

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

Logan Albrecht and Garret Albrecht

3341 Barnes Way

Klamath Falls, OR 97603

File No. 618520AM

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### STATUTORY WARRANTY DEED

**Theodore C. Lyster, IV and Shona M. Lyster, Trustees, or Successors in Trust, under the 3-L Trust dated March 11, 2021,**

Grantor(s), hereby convey and warrant to

**Logan Albrecht and Garret Albrecht, as Tenants by the Entirety,**

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:

**Lot 43 of TRACT 1428, 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 \$339,000.00.**

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 10 day of January, 2024.

Theodore C. Lyster IV and Shona M. Lyster, Trustees, or Successors in Trust, under the 3-L Trust dated March 11, 2021

By: Theodore C. Lyster, IV  
Theodore C. Lyster IV, Trustee

By: \_\_\_\_\_  
Shona M. Lyster, Trustee

State of Oregon } ss }  
County of Clack }

On this 10 day of January, 2024, before me, Kellie Cobb a Notary Public in and for said state, personally appeared Theodore C. Lyster IV, Trustee of the 3-L Trust dated March 11, 2021 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.

Kellie Elizabeth Cobb  
Notary Public for the State of Oregon  
Residing at: Portland  
Commission Expires: 11/30/2027



State of California } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of January, 2024, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Shona M. Lyster, Trustee of the 3-L Trust dated March 11, 2021 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.

\_\_\_\_\_  
Notary Public for the State of California  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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 1-10-24 day of January, 2024.

Theodore C. Lyster IV and Shona M. Lyster, Trustees, or Successors in Trust, under the 3-L Trust dated March 11, 2021

By: Theodore C. Lyster IV, Trustee  
By: Shona M. Lyster  
Shona M. Lyster, Trustee

State of Oregon } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_ day of January, 2024, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Theodore C. Lyster IV, Trustee of the 3-L Trust dated March 11, 2021 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.

\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of California } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_ day of January, 2024, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Shona M. Lyster, Trustee of the 3-L Trust dated March 11, 2021 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.

SEE ATTACHED CA ACKNOWLEDGMENT  
\_\_\_\_\_  
Notary Public for the State of California  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of San Diego } ss.

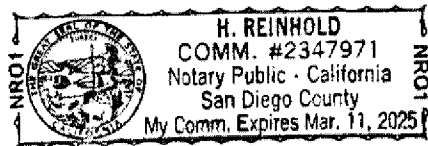
On 1-10-2024 before me, **H. Reinhold, Notary Public**, personally  
appeared SHONA M LYSTER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

H. Reinhold  
Signature of Notary Public: H. Reinhold



## OPTIONAL INFORMATION FOR NOTARIZED DOCUMENT(S)

Date of Document: 1-10-24 Number of Pages in Document: 3

Type or Title of Document: STATUTORY WARRANTY DEED

Type of Satisfactory Evidence:

Capacity(ies) Claimed by Signer(s)

- ☒ Paper Identification  
☒ Credible Witness(es)  
☒ (Additional) Thumbprint(s)

☐ Trustee(s) ☐ Guardian(s) ☐ Conservator(s)  
☐ Attorney-in-fact ☐ Other \_\_\_\_\_  
☐ Corp. Officer \_\_\_\_\_  
☐ Individual(s) ☐ Partner(s) ☐ Gen ☐ Lim

Signer SHONA M LYSTER is representing SELF

Signer \_\_\_\_\_ is representing \_\_\_\_\_