

2024-002041

Klamath County, Oregon

03/18/2024 02:12:01 PM

Fee: \$92.00



After recording return to:  
Robert Kropacek  
63215 NE Town Ct.  
Bend, OR 97701

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Robert Kropacek  
63215 NE Town Ct.  
Bend, OR 97701

File No.: 7161-4141223 (lb)  
Date: February 26, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

Read & Approved : Kimball L. Wallis  
03/14/2024

### STATUTORY WARRANTY DEED

**Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine Revocable Living Trust dated August 17, 2021**, Grantor, conveys and warrants to **Robert Kropacek**, 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:

**The North 1/2 of Government Lot 1, and the North 1/2 of Government Lot 2, Section 4, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath and State of Oregon.**

**NOTE: This legal description was created prior to January 1, 2008.**

**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 **\$10,000.00**. (Here comply with requirements of ORS 93.030)

APN: **342604**

Statutory Warranty Deed  
- continued

File No.: **7161-4141223 (lb)**

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 14th day of March, 2024.

Kimball L. Wallis and Joanne K. Wallis,  
Trustees of the Ivory Pine Revocable Living  
Trust dated August 17, 2021

*Kimball L. Wallis*

\_\_\_\_\_  
Kimball L. Wallis, Trustee

