

2024-002182

Klamath County, Oregon



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03/22/2024 01:33:37 PM

Fee: \$87.00

**UNTIL A CHANGE IS
REQUESTED, ALL TAX
STATEMENTS SHALL
BE MAILED TO:**

Marianne Kay Hollier, Trustee
439 Sutter Ave
Medford, OR 97504

**AFTER RECORDING,
PLEASE RETURN TO:**

Kueny Law LLC
3040 Commercial St. SE
Suite 135
Salem, Oregon 97302

STATUTORY WARRANTY DEED

MARIANNE K. HOLLIER and WILMA S. LANCASTER, not as tenants in common but with the rights of survivorship, Grantors, convey and warrant to MARIANNE K. HOLLIER, Trustee of LANCASTER IRREVOCABLE TRUST dated March 18, 2024, and any amendments thereto, Grantee, the following described real property, free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

**LOT 12 IN BLOCK 5, SECOND ADDITION TO WINEMA GARDENS,
ACCORDING TO THE OFFICIAL PLAT THERE OF ON FILE IN THE OFFICE
OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Commonly known as 6214 Alva Ave, Klamath Falls, OR 97603
Account #506036

**This property is free of liens and encumbrances, EXCEPT: THOSE OF RECORD AND
VISIBLE ON THE LAND**

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true and actual consideration for this conveyance is \$0.00 and is a transfer to an irrevocable trust.

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 18th day of March, 2024.

Marianne K. Hollier
MARIANNE K. HOLLIER

Wilma S. Lancaster
WILMA S. LANCASTER

STATE OF OREGON)

) ss.
County of Jackson)

On March 18, 2024, MARIANNE K. HOLLIER personally appeared before me and acknowledged the foregoing instrument to be her voluntary act.



Krista Marie Smith
Notary Public for Oregon

STATE OF OREGON)

) ss.
County of Jackson)

On March 18, 2024, WILMA S. LANCASTER personally appeared before me and acknowledged the foregoing instrument to be her voluntary act.



Krista Marie Smith
Notary Public for Oregon