

RECORDING REQUESTED BY:



1501 E. McAndrews Road, Ste 100
Medford, OR 97504

2024-004076

Klamath County, Oregon

05/23/2024 12:05:02 PM

Fee: \$92.00

GRANTOR'S NAME:

Ronald Steve Calcagno and Paul Robert Giddens

GRANTEE'S NAME:

Kimball L. Wallis and Joanne K. Wallis, as
Trustees of the Ivory Pine Revocable Living Trust

AFTER RECORDING RETURN TO:

Order No.: 470324089811-EV
Kimball L. Wallis and Joanne K. Wallis, as
Trustees of the Ivory Pine Revocable Living Trust
20170 Davis Ct, PO Box 404
St Paul, OR 97137

SEND TAX STATEMENTS TO:

Ivory Pine Revocable Living Trust
PO Box 404
St Paul, OR 97137

APN/Parcel ID(s): 181430
179354

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ronald Steve Calcagno and Paul Robert Giddens, each as to an undivided 1/2 interest, Grantor, conveys and warrants to **Kimball L. Wallis and Joanne K. Wallis, as Trustees of the Ivory Pine Revocable Living Trust**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTEEN THOUSAND AND NO/100 DOLLARS **(\$15,000.00)**. (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5/22/24

[Signature]
Ronald Steve Calcagno

[Signature]
Paul Robert Giddens

State of California
County of San Joaquin

This instrument was acknowledged before me on 5/22/2024 by Ronald Steve Calcagno and Paul Robert Giddens.

[Signature]
Notary Public - State of California

My Commission Expires: 6/15/2025

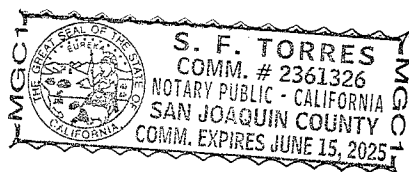


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The Northerly 415 feet of the Westerly 1035 feet of Lot 14, Block 2, KLAMATH FALLS FOREST ESTATES-SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

The Northerly 415 feet of the Easterly 1035 feet of Lot 15, Block 10, KLAMATH FALLS FOREST ESTATES-SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
