



2024-004725

Klamath County, Oregon

06/12/2024 09:18:02 AM

Fee: \$107.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Donna Lee Horn

1235 Owens St.

Klamath Falls, OR 97601

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

Donna Lee Horn

1235 Owens St.

Klamath Falls, OR 97601

File No. 632207AM

STATUTORY WARRANTY DEED

The Canby Living Trust U/A dated May 4, 2018,

Grantor(s), hereby convey and warrant to

Donna Lee Horn,

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:

The Southerly 64 feet of Lot 9, Block 201, MILLS Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is \$151,000.00.

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 09 day of June, 2024.

Canby Living Trust

Corinne C Edwards
Corinne Edwards, Successor Trustee

State of Washington } ss.
County of Stevens }
C.W. JUNE

On this 09 day of May, 2024, before me, Christopher Wright a Notary Public in and for said state, personally appeared Corinne Crystal Edwards known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Canby Living Trust U/A dated May 4, 2018, and acknowledged to me that he/she/they executed the same as Successor Trustee.

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

Christopher Wright
Notary Public for the State of Washington
Residing at: Colville, WA - 99114
Commission Expires: 02/03/2028

