



After recording return to:
Kathy Ellen Hilsinger Walliser
239 Rocky Lane, Apt 4F
Danville, VI 24540

Until a change is requested all tax
statements shall be sent to the
following address:
Kathy Ellen Hilsinger Walliser
239 Rocky Lane, Apt 4F
Danville, VI 24540

File No.: 7161-4184871 (SA)
Date: July 15, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Cody Bush, Successor trustee of the Henry Edwards and Corinne Edwards Revocable Living Trust dated October 13, 2014, Grantor, conveys and warrants to **Kathy Ellen Hilsinger Walliser and Phillip John Hilsinger not as tenants in common, but with rights of survivorship**, 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 Northwest Quarter of Section 36, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$37,500.00**. (Here comply with requirements of ORS 93.030)

APN: **276196**

Statutory Warranty Deed
- continued

File No.: **7161-4184871 (SA)**

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 26th day of July, 2024.

Cody Bush, Successor trustee of the Henry
Edwards and Corinne Edwards Revocable
Living Trust dated October 13, 2014

Cody Bush

Cody Bush, Successor Trustee

APN: **276196**

Statutory Warranty Deed
- continued

File No.: **7161-4184871 (SA)**

STATE OF Nevada)
County of CLARK)ss.
)

This instrument was acknowledged before me on this 26th day of July, 2024
by Cody Bush as Successor trustee of the Henry Edwards and Corinne Edwards Revocable
Living Trust dated October 13, 2014, on behalf of the Trust.



Onjelle Renee Washington
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-5110-01
Expires June 22, 2025

A handwritten signature in black ink, appearing to read "Onjelle R. Washington", is written over a horizontal line.

Notary Public for Nevada
My commission expires: 06/22/2025

Notarized remotely using audio-video communication technology via Proof.