



After recording return to:
Michael D. Sala and Lorena D. Sala
2206 Jackie Court
Oakdale, CA 95361

Until a change is requested all tax
statements shall be sent to the
following address:
Michael D. Sala and Lorena D. Sala
2206 Jackie Court
Oakdale, CA 95361

File No.: 7161-4187508 (SA)
Date: July 23, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard W. Lindgren and Roberta R. Lindgren, Trustees or successors in trust u/t/d 10/6/93 known as the Lindgren 1993 Trust, Grantor, conveys and warrants to **Michael D. Sala and Lorena D. Sala, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$685,000.00**. (Here comply with requirements of ORS 93.030)

APN: **531366**

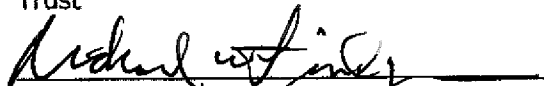
Statutory Warranty Deed
- continued

File No.: **7161-4187508 (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 10TH day of September, 2024.

Richard W. Lindgren and Roberta R.
Lindgren, Trustees or successors in trust
u/t/d 10/6/93 known as the Lindgren 1993
Trust


Richard W. Lingren, Trustee


Roberta R. Lingren, Trustee

APN: **531366**

Statutory Warranty Deed
- continued

File No.: **7161-4187508 (SA)**

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Richard W. Lindgren and Roberta R. Lindgren as Trustees of the Lindgren 1993 Trust u/t/d
10/6/93, on behalf of the Trust Trust.

Notary Public for Oregon
My commission expires:

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

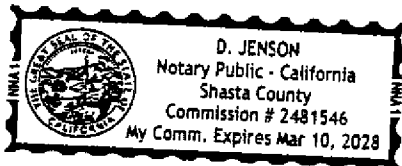
State of California

County of Shasta }

On 09-10-24 before me, D. Jenson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Richard W. Lingren and
Roberta R. Lingren
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature D. Jenson
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: statutory Warranty Deed

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Richard W. Lingren

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

Signer's Name: Roberta R. Lingren

- ☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

APN: **531366**

Statutory Warranty Deed
- continued

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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in the NE corner of Lot 1, Block 6, TRACT 1080 - WASHBURN PARK, a subdivision in Klamath County, Oregon, more particularly described as follows:

Beginning at the NE corner of said Lot 1; thence North 89°55'10" West along the Southerly right of way line of Crosby Avenue, 250 feet; thence South 00°4'50" West parallel with Washburn Way, 165 feet; thence South 89°55'10" East, parallel with Crosby Avenue, 250 feet to the Westerly right of way line of Washburn Way; thence North 00°04'50" East along said Westerly right of way line of Washburn Way, 165 feet to the point of beginning.

Saving and except that portion deeded to the State of Oregon by and through its Department of Transportation by Deed recorded in Volume M95 Page 26172, records of Klamath County, Oregon.

Also excepting therefrom that portion conveyed to the City of Klamath Falls and its successors and assigns as disclosed in Dedication Deed recorded January 08, 2008 as Volume 2008, Page 000284, records of Klamath County, Oregon.

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