

Returned at Counter  
Neal Buchanan

2024-008379

Klamath County, Oregon



00333887202400083790020022

09/25/2024 10:14:36 AM

Fee: \$87.00

**GRANTOR NAME AND ADDRESS**

THOMAS SIMS and LINDA SIMS,  
Trustees of the THOMAS AND  
LINDA SIMS TRUST  
5335 Shalynn Court  
Klamath Falls, Oregon 97603

**GRANTEE NAME AND ADDRESS**

TARAH DAWN NOBLE  
4734 Cleveland Avenue  
Klamath Falls, Oregon 97601

**AFTER RECORDING RETURN TO**

TARAH DAWN NOBLE  
4734 Cleveland Avenue  
Klamath Falls, Oregon 97601

**SEND TAX STATEMENTS TO:**

GRANTEE  
4734 Cleveland Avenue  
Klamath Falls, Oregon 97601

**WARRANTY DEED - STATUTORY FORM**

**THOMAS SIMS and LINDA SIMS, Trustees of the THOMAS AND LINDA SIMS TRUST uad 11-27-18 Grantors,** convey and warrant to **TARAH DAWN NOBLE, Grantee,** all of that certain real property described as follows:

Lot 11, Tract 1283, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3908-012DA-02300-000      Account No: 877177

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

*Thomas Sims*

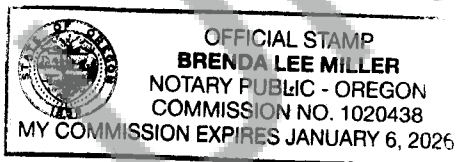
**THOMAS SIMS**, Trustee of the  
THOMAS AND LINDA SIMS TRUST  
Grantor

*Linda Sims*

**LINDA SIMS**, Trustee of the  
THOMAS AND LINDA SIMS TRUST  
Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 25<sup>th</sup> day of September, 2024, by **THOMAS SIMS** and **LINDA SIMS**, Trustees of the **THOMAS AND LINDA SIMS TRUST** uad 11-27-18 and Grantors.



*Brenda Lee Miller*

NOTARY PUBLIC FOR OREGON

My Commission Expires: 1-6-26