



2024-008474
Klamath County, Oregon
09/27/2024 02:11:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William H. Alford and Barbara Clark

1114 N 7th

Klamath Falls, OR 97601

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

William H. Alford and Barbara Clark

1114 N 7th

Klamath Falls, OR 97601

File No. 650232AM

STATUTORY WARRANTY DEED

First Merchants Bank d/b/a First Merchants Private Wealth Advisors, Successor Trustee under the Stephanie A. Dunsire Revocable Trust Agreement dated October 13, 2000 which acquired title as October 31, 2000 as amended by a First Amendment dated December 11, 2006, and any amendments thereto,

Grantor(s), hereby convey and warrant to

William H. Alford and Barbara Clark, with right of survivorship,

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:

Lot 11, Block 3 of First Addition to Ferndale, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$300,000.00.

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:

Real property taxes due, if any, but not yet payable

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: September ^{26th} ~~25~~, 2024

Stephanie A. Dunsire Revocable Trust Agreement

By: First Merchants Bank dba First Merchants Private Wealth Advisors, Successor Trustee

By: Rebecca A. Hillyard
Rebecca A. Hillyard, Vice President

State of IN } ss.
County of Allen }

On this 26 day of September, 2024, before me, Tricia McKenna a Notary Public in and for said state, personally appeared Rebecca A. Hillyard known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Stephanie A. Dunsire Revocable Trust Agreement dated October 13, 2000, 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.

Notary Public for the State of IN »
Residing at: Allen
Commission Expires 9/12/27



TRICIA MCKENNA, Notary Public
Allen County, State of Indiana
Commission Number NP0722381
Commission Expires September 12, 2027