

2024-008677

Klamath County, Oregon

10/04/2024 12:23:02 PM

Fee: \$87.00

After recording, return to:

David L. Shawcross
Attorney at Law
Five Centerpointe Drive, Suite 240
Lake Oswego, OR 97035-8682

Send tax statements to:

Shari E. Finney, Trustee
2155 SE Eastwood Ave.
Gresham, OR 97080

The true consideration for this conveyance is Zero Dollars [\$0].

WARRANTY DEED

SHARI E. FINNEY, individually as her separate estate and as surviving spouse of STEVE H. FINNEY, GRANTOR, conveys and warrants to SHARI E. FINNEY Trustee (or any successor Trustee) of the Shari E. Finney Trust under Agreement dated October 4, 2024, as amended, GRANTEE, the following described real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon:

W1/2 W1/2 of Lot 1 in Block 2, DOREEN MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The said property is free from encumbrances except all those items of record, if any, as of the date of this deed.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

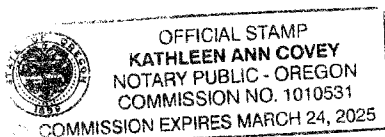
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

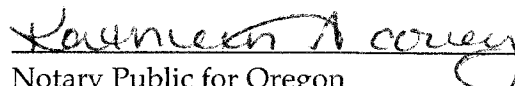
Dated: 10-4-2024


SHARI E. FINNEY

STATE OF OREGON)
) ss.
County of Clackamas)

On October 4, 2024, personally appeared before me the above-named **SHARI E. FINNEY** and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public for Oregon
My commission expires: 3/24/25