

TICOR TITLE

470324091391-AC

RECORDING REQUESTED BY:



1501 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Ivory Pine Revocable Living Trust

GRANTEE'S NAME:

Larry E. Lusk

AFTER RECORDING RETURN TO:

Order No.: 470324091391-AC

Larry E. Lusk

2750 Eagle Valley Road #5, PO Box 734

Yoncalla, OR 97499

SEND TAX STATEMENTS TO:

Larry E. Lusk

2750 Eagle Valley Road #5, PO Box 734

Yoncalla, OR 97499

APN/Parcel ID(s): 386237

Tax/Map ID(s): 3711-016D0-00400

Lot 7, Klamath Falls Forest Estates Highway 66,

Sprague River, OR 97639

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine Revocable Living Trust under agreement dated the 17th day of August, 2021, Grantor, conveys and warrants to **Larry E. Lusk**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 7, Block 11, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$16,900.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

2024-009520

Klamath County, Oregon

10/31/2024 10:41:01 AM

Fee: \$87.00

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 29 October 2024

Ivory Pine Revocable Living Trust

BY: Kimball L Wallis
Kimball L Wallis
Trustee

BY: Joanne K Wallis
Joanne K Wallis
Trustee

State of Oregon
County of Clatsop

This instrument was acknowledged before me on Oct. 29, 2024 by Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine Revocable Living Trust Ivory Pine Revocable Living Trust.

Mary Hendrix
Notary Public - State of OR

My Commission Expires: 5-15-2028

