

RECORDING REQUESTED BY:



2365 NW Kline Street, Suite 201
Roseburg, OR 97471

AFTER RECORDING RETURN TO:

Order No.: WT0267933-LKC
Larry E. Lusk
2750 Eagle Valley Road #5
Yoncalla, OR 97499

SEND TAX STATEMENTS TO:

Larry E. Lusk
2750 Eagle Valley Road #5
Yoncalla, OR 97499

APN: 181430
179354
Map: 33130310001800
33130270005500

2024-009806
Klamath County, Oregon
11/08/2024 02:14:01 PM
Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kimball L. Wallis and Joanne K. Wallis, Trustees for the Ivory Pine Revocable Living Trust, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$18,300.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: NOVEMBER 7, 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 *Marion*

This instrument was acknowledged before me on *11/7/2024* by Kimball L. Wallis and Joanne K. Wallis, trustees of the Ivory Pine Revocable Living Trust.

Lana Renee Wilson
Notary Public - State of Oregon

My Commission Expires: *7/28/2028*

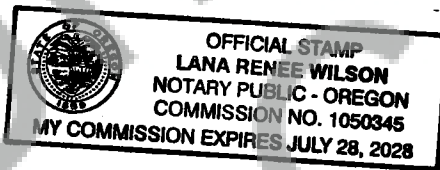


EXHIBIT "A"
Legal Description

Parcel 1:

The Northerly 415 feet of the Westerly 1035 feet of Lot 14, Block 2, KLAMATH FALLS FOREST ESTATESSYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

The Northerly 415 feet of the Easterly 1035 feet of Lot 15, Block 10, KLAMATH FALLS FOREST ESTATESSYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial
Copy