

2024-010164

Klamath County, Oregon



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11/21/2024 03:52:03 PM

Fee: \$87.00

Philip Lial, Jr. and Suzette Lial

Grantors

Suzette Lial, Trustee

11932 Finley Street

Klamath Falls, OR 97603

Grantee

After recording return to:

Grantee

Until a change is

requested, all tax statements shall be sent to:

Suzette Lial, Trustee

11932 Finley Street, Klamath Falls, OR 97601

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Philip Lial Jr. and Suzette Lial, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Suzette Lial, Trustee of THE LIAL LIVING TRUST hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 5, BLOCK 2 OF PINE GROVE RANCHETTES, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantors will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

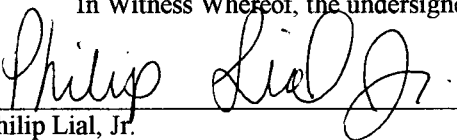
*The true and actual consideration for this transfer, stated in terms of dollars is other than money.*

Returned at Counter Mark Runnels

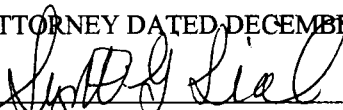
The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

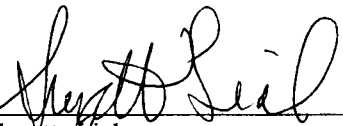
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this October 1, 2024.

  
Philip Lial, Jr.

BY SUZETTE G. LIAL PURSUANT TO POWER OF ATTORNEY DATED DECEMBER 30, 2020.

  
SUZETTE G. LIAL, ATTORNEY IN FACT

  
Suzette Lial

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Philip Lial Jr. by and through Suzette Lial as Attorney in Fact Pursuant to the Power of Attorney Signed and Dated December 30, 2020 and recorded this date, and Suzette Lial and acknowledged the foregoing instrument to be a voluntary act and deed.

This 1st day of October, 2024.

(S E A L)

Before  
me:   
Notary Public for Oregon

