

2024-010525

Klamath County, Oregon

12/05/2024 01:57:01 PM

Fee: \$87.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
The Martin J. Hoff Revocable Living
Trust dated May 10, 2023
936 Dorothea Court
Windsor, CA 95492

Until a change is requested all tax
statements shall be sent to the
following address:
The Martin J. Hoff Revocable Living
Trust dated May 10, 2023
936 Dorothea Court
Windsor, CA 95492

File No.: 7161-4222770 (lb)
Date: December 03, 2024

STATUTORY WARRANTY DEED

Gail L. Heath and Jeffrey W. Heath, as tenants by the entirety, Grantor, conveys and warrants to **Martin J. Hoff, Trustee of The Martin J. Hoff Revocable Living Trust dated May 10, 2023**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 249 of Tract 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1st addition, according to the Official Plat thereof on file in the office of the county clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$44,000.00**. (Here comply with requirements of ORS 93.030)

APN: 893821

Statutory Warranty Deed
- continued

File No.: 7161-4222770 (lb)

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 this 3rd day of December, 2024.

Gail L. Heath
Gail L. Heath

Jeffrey W. Heath
Jeffrey W. Heath

STATE OF Indiana)
County of VANDERBURGH)ss.

This instrument was acknowledged before me on this 3rd day of DECEMBER, 2024 by **Gail L. Heath and Jeffrey W. Heath.**



Brian M. Diehl
Notary Public for Indiana
My commission expires: 12/13/2030