



2024-010571  
Klamath County, Oregon  
12/06/2024 11:10:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Trevor Wood and Nicole Weprin

1243 Lynnewood Blvd.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Trevor Wood and Nicole Weprin

1243 Lynnewood Blvd.

Klamath Falls, OR 97601

File No. 656395AM

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### STATUTORY WARRANTY DEED

**Alan W. Keller as Trustee of the Joyce M. Keller Revocable Living Trust under agreement dated October 29, 2020,**

Grantor(s), hereby convey and warrant to

**Trevor Wood and Nicole Weprin, with right of survivorship,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 2, Block 1, Tract 1091, LYNNEWOOD, in the City of Klamath Falls, in the County of Klamath, Sate of Oregon.**

**The true and actual consideration for this conveyance is \$355,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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: December 4, 2024

Joyce M. Keller Revocable Living Trust

By: *Alan W. Keller*

Successor Trustee

Alan W. Keller, Successor Trustee

State of Texas } ss.  
County of Ellis }

On this 4th day of December, 2024, before me, Mark Dewayne Nash Jr. a Notary Public in and for said state, personally appeared Alan W. Keller known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Joyce M. Keller Revocable Living Trust under agreement dated October 29, 2020, and acknowledged to me that he/she/they executed the same as Successor Trustee.

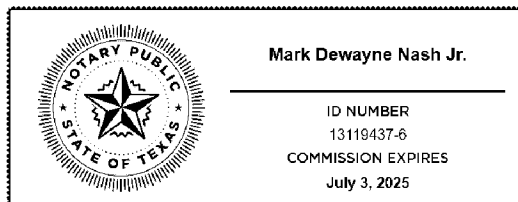
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Mark Dewayne Nash Jr.*

Notary Public for the State of Texas

Residing at: Ellis CO .Texas

Commission Expires: 07/03/2025



Electronically signed and notarized online using the Proof platform.