

2024-010695

Klamath County, Oregon

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:



00336617202400106950030034

12/11/2024 08:41:47 AM

Fee: \$92.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: R877177

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) & 205.238:

Name: Tarah Dawn Noble

Address: 4734 Cleveland Ave

City, ST Zip: Klamath Falls, OR 97601

**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed – Statutory Form

**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Thomas Sims and Linda Sims, Trustees of the Thomas and Linda

Grantor Name: Sims Trust uad 11-27-18

**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Tarah Dawn Noble

Grantee Name:

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: Tarah Dawn Noble

Address: 4734 Cleveland Ave

City, ST Zip: Klamath Falls, OR 97601

**6. TRUE AND ACTUAL CONSIDERATION –** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

**\$ FAIR MARKET VALUE**

**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: 3908-012DA-0230

\*\* Re-recorded at the request of the grantor/grantee to correct the Consideration on the Warranty Deed Previously recorded as 2024-008379\*\*

Returned at Counter  
Neal Buchanan

2024-008379

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS**

THOMAS SIMS and LINDA SIMS,  
Trustees of the THOMAS AND  
LINDA SIMS TRUST  
5335 Shalynn Court  
Klamath Falls, Oregon 97603

00333887202400083790020022

09/25/2024 10:14:36 AM

Fee: \$87.00

**GRANTEE NAME AND ADDRESS**

TARAH DAWN NOBLE  
4734 Cleveland Avenue  
Klamath Falls, Oregon 97601

**AFTER RECORDING RETURN TO**

TARAH DAWN NOBLE  
4734 Cleveland Avenue  
Klamath Falls, Oregon 97601

**SEND TAX STATEMENTS TO:**

GRANTEE  
4734 Cleveland Avenue  
Klamath Falls, Oregon 97601

Re-recorded at the request of the  
grantor/grantee to correct the Consideration on the  
Warranty Deed previously recorded as 2024-008379

**WARRANTY DEED - STATUTORY FORM**

THOMAS SIMS and LINDA SIMS, Trustees of the THOMAS AND LINDA SIMS  
TRUST uad 11-27-18 Grantors, convey and warrant to TARAH DAWN  
NOBLE, Grantee, all of that certain real property described as  
follows:

Lot 11, Tract 1283, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3908-012DA-02300-000 Account No: 877177

SUBJECT TO contracts and/or liens for irrigation and/or drainage,  
reservations, easements, restrictions and rights of way of  
record.

The true and actual consideration for this conveyance is \$0. <sup>Fair Market Value</sup>  
However, the actual consideration consists of or includes other  
property or value given or promised which is the whole  
consideration, being for estate planning purposes.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

*Thomas Sims*

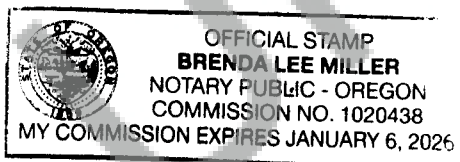
**THOMAS SIMS**, Trustee of the  
THOMAS AND LINDA SIMS TRUST  
Grantor

*Linda Sims*

**LINDA SIMS**, Trustee of the  
THOMAS AND LINDA SIMS TRUST  
Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 25<sup>th</sup> day of September, 2024, by **THOMAS SIMS** and **LINDA SIMS**, Trustees of the **THOMAS AND LINDA SIMS TRUST** uad 11-27-18 and Grantors.



*Brenda Lee Miller*

NOTARY PUBLIC FOR OREGON

My Commission Expires: 1-6-26