



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark Allan Sapousek and Carol Elaine Sapousek  
824 Quail Park Cir.  
Klamath Falls, OR 97601

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

Mark Allan Sapousek and Carol Elaine Sapousek  
824 Quail Park Cir.  
Klamath Falls, OR 97601  
File No. 663654AM

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### STATUTORY WARRANTY DEED

**Sherrilee Walker, Trustee of the Sherrilee Walker Trust dated March 21, 2014,**

Grantor(s), hereby convey and warrant to

**Mark Allan Sapousek and Carol Elaine Sapousek, 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:

**Parcel 3 of Land Partition 48-23, being a replat of parcels 2 and 3 of Land Partition 17-06, situated in the NE1/4, NW1/2 of section 30, T38S, R9EWM, Klamath County, Oregon, recorded March 28, 2024 in instrument 2024, page 002362.**

**The true and actual consideration for this conveyance is \$445,000.00.**

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: January 3, 2025

Sherrilee Walker Trust dated March 21, 2014

By: Sherrilee Walker T/E/S  
Sherrilee Walker, Trustee

State of Oregon} ss.  
County of Klamath}

On this 7th day of January, 2025, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Sherrilee Walker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Sherrilee Walker Trust dated March 21, 2014, and acknowledged to me that he/she/they executed the same as 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.

Marjorie Anne Stuart  
Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 5/18/2025

