

470325092343  
RECORDING REQUESTED BY:



1501 E. McAndrews Road, Ste 100  
Medford, OR 97504

**GRANTOR'S NAME:**

Monty D. Robinson

**GRANTEE'S NAME:**

Ivory Pine Revocable Living Trust dated August  
17, 2021

**AFTER RECORDING RETURN TO:**

**Order No.:** 470325092343-CW

Kimball L. Wallis and Joanne K. Wallis, Trustess  
of The Ivory Pine Revocable Living Trust dated  
August 17, 2021  
P.O. Box 404  
Saint Paul, OR 97137

**SEND TAX STATEMENTS TO:**

Ivory Pine Revocable Living Trust dated August  
17, 2021  
P.O. Box 404  
Saint Paul, OR 97137

Lot 34 Rim Drive, Sprague River, OR 97639

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**STATUTORY WARRANTY DEED**

**Monty D. Robinson**, Grantor, conveys and warrants to **Kimball L. Wallis and Joanne K. Wallis, Trustess of The Ivory Pine Revocable Living Trust dated August 17, 2021**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 34, Block 49, 4th Addition to Nimrod River Park, according to the official plat thereof  
on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE  
THOUSAND FIVE HUNDRED AND NO/100 DOLLARS **(\$5,500.00)**. (See ORS 93.030).

**Subject to:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts,  
and easements of Record, if any.

**2025-000849**

Klamath County, Oregon

02/07/2025 12:18:02 PM

Fee: \$87.00

STATUTORY WARRANTY DEED  
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2/6/25

Monty D. Robinson  
Monty D. Robinson

State of Tennessee  
County of Hamilton

This instrument was acknowledged before me on February 6, 2025 by  
Monty D. Robinson

[Signature]  
Notary Public - State of Tennessee ~~Tennessee~~ or Tennessee

My Commission Expires: 12/19/2028

