

After Recording, Return to:

J. Mackenzie Hogan, Esq.
Harris & Bowker LLP
10300 SW Greenburg Road, Suite 530
Portland, OR 97223-5486

Send Tax Statements to:

Bruce N. Raffety, Trustee
Robin L.C. Raffety, Trustee
14854 NW Dairy Creek Rd.
North Plains, OR 97133

STATUTORY WARRANTY DEED

Bruce N. Raffety and Robin L. Raffety, Grantors, conveys and warrants to Bruce N. Raffety and Robin L.C. Raffety, Trustees of the Raffety Family Trust dated March 6, 2025, Grantees, all of Grantor's right, title and interest in and to the real property and improvements commonly known as 129703 Wild River Drive, Crescent, OR 97733 and more particularly described as follows:

Lot 3 in Block 2 of TALL PINES ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

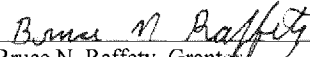
Assessor's Tax Parcel #R807979

Subject to all encumbrances of record.

The true consideration for this conveyance is zero. Grantors are funding their revocable living trust.

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.

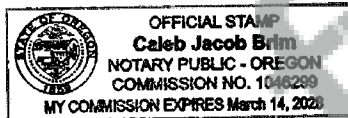
DATED this 6th day of March, 2024.


Bruce N. Raffety, Grantor


Robin L. Raffety, Grantor

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on March 6, 2025, by Bruce N. Raffety and Robin L. Raffety, Grantors.



Caleb Brim
Notary Public for Oregon
My Commission Expires: 3.14.2028