



2025-001762
Klamath County, Oregon
03/12/2025 08:44:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John R. Turnage and Sarah E. Turnage, Trustees
of the John and Sarah Turnage Joint Revocable
Living Trust under Agreement dated June 5, 2019
11939 Crystal Springs Rd.
Klamath Falls, OR 97603

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

John R. Turnage and Sarah E. Turnage, Trustees
of the John and Sarah Turnage Joint Revocable
Living Trust under Agreement dated June 5, 2019
11939 Crystal Springs Rd.
Klamath Falls, OR 97603
File No. 667525AM

STATUTORY WARRANTY DEED

John R. Turnage and Sarah E. Turnage, Trustees of the John and Sarah Turnage Revocable Living Trust under Agreement dated June 5, 2019, and Darrell Kent Berry, aka D. Kent Berry and Eva Joyce Berry, aka E. Joyce Berry, Trustees of the Berry Joint Revocable Living Trust under Agreement dated July 17, 2020, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," as joint tenants in common.,

Grantor(s), hereby convey and warrant to

John R. Turnage and Sarah E. Turnage, Trustees of the John and Sarah Turnage Joint Revocable Living Trust under Agreement dated June 5, 2019,

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 112 of TRACT NO. 1277, being a replat of Lots 35 through 42 of HARBOR ISLES, TRACT 1209, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$225,500.00.

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:

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: March 11, 2025

John and Sarah Turnage Revocable Living Trust

By: [Signature]
John R. Turnage, Trustee

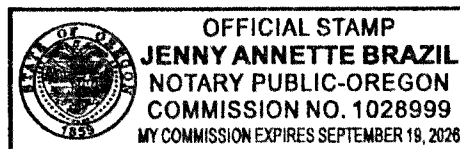
By: [Signature]
Sarah E. Turnage, Trustee

State of Oregon} ss.
County of Klamath}

On this 11th day of March, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared John R. Turnage and Sarah E. Turnage, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the John and Sarah Turnage Revocable Living Trust, 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.

[Signature]
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 9/19/2026



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: March 10, 2025

Berry Joint Revocable Living Trust

By: Darrell Kent Berry
Darrell Kent Berry, Trustee

By: Eva Joyce Berry
Eva Joyce Berry, Trustee

State of Oregon} ss.
County of Klamath}

On this 10th day of March, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Darrell Kent Berry and Eva Joyce Berry known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Berry Joint Revocable Living Trust, 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.

Jenny Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 9/19/2026

