

*After recording return to:
Creative Planning Legal, P.A.
Attn: Danny O'Connor
5454 W 110th St
Overland Park, KS 66211*

*Until a change is requested,
mail all tax statements to:
Edwin E. Tuhy, Jr. and Marie R. Tuhy,
Trustees of the Tuhy Family Trust
dated 10/16, 2024
222 Skyridge Dr
Klamath Falls, OR 97603*

*Assessor's Account No.: 894125
Tax Map Key: 3809-026DD-04100*

STATUTORY WARRANTY DEED

The true consideration for this conveyance is \$0 and for vesting purposes only.

EDWIN E. TUHY, Jr. and MARIE TUHY, Grantors, conveys and warrants to EDWIN E. TUHY, Jr. and MARIE R. TUHY, Trustees of the TUHY FAMILY TRUST dated 10/16, 2024, Grantee, the following described real property, free of liens and encumbrances except as specifically set forth herein:

Lot 40, Tract No. 1482, SKY RIDGE ESTATES, PHASE 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

COMMONLY KNOWN AS: 222 Skyridge Dr, Klamath Falls, OR 97603

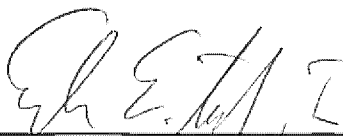
Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

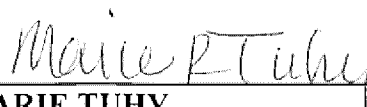
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 16 day of October, 2024



EDWIN E. TUHY, Jr.

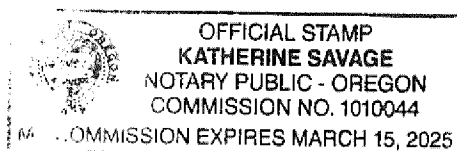


MARIE TUHY

STATE OF OREGON)
) ss.
County of Klamath)

On this 16 day of October, 2024, appeared the above-named
EDWIN E. TUHY, Jr. and MARIE TUHY, who acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me:





Notary Public for Oregon
My Commission Expires: 03/15/25