



00340265202500023280020021

04/01/2025 08:45:12 AM

Fee: \$87.00

Grantor Name & Address

Gregory G. Evans, who acquired title
as Greg G. Evans and Carie J. Evans
11511 Alderwood Drive
La Pine, OR 97739-9266

Grantees Name & Address

Gregory G. Evans and Carie J. Evans,
Trustees of the Gregory and Carie
Evans Trust
11511 Alderwood Drive
La Pine, OR 97739-9266

After recording return to:

Stacey D. Mealer, Attorney
PO Box 81
Sweet Home, OR 97386

Until requested otherwise, send all tax statements to:

Gregory G. Evans and Carie J. Evans, Trustees
11511 Alderwood Drive
La Pine, OR 97739-9266

WARRANTY DEED

Gregory G. Evans, who acquired title as Greg G. Evans and Carie J. Evans, Husband and Wife, Grantors, convey and warrant to Gregory G. Evans and Carie J. Evans, Trustees of the Gregory and Carie Evans Trust dated March 28, 2025, Grantees, the following described real property, free of encumbrances, except for matters of public record in Klamath County, Oregon:

Lot 12 in Block 5 of Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

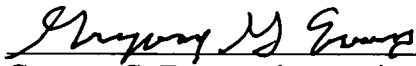
The true consideration for this conveyance is \$0. (Transfer to Trust)

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28th day of March, 2025.




Gregory G. Evans, who acquired title
As Greg G. Evans, Grantor



Carie J. Evans, Grantor

STATE OF OREGON)
) ss.
County of Linn)

Personally appeared before me this 28th day of March, 2025, the within named Gregory G. Evans, who acquired title ad Greg G. Evans, and Carie J. Evans, Grantor, and acknowledged the foregoing instrument to be their voluntary act and deed.


Notary Public for Oregon
My Commission Expires: 12/01/2026

