

Returned at Counter Neal Buchanan

GRANTOR NAME AND ADDRESS:
ARTHUR E. GRIGG, JR.
541 Mt. Pitt Street
Klamath Falls, Oregon 97601



04/10/2025 03:30:03 PM Fee: \$82.00

GRANTEE NAME AND ADDRESS:
ART GRIGG, Trustee of
the ART GRIGG TRUST
541 Mt. Pitt Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:
GRANTEE
541 Mt. Pitt Street
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:
Grantee

WARRANTY DEED - STATUTORY FORM

ARTHUR E. GRIGG, JR., Grantor, conveys and warrants to ART GRIGG, Trustee of the ART GRIGG TRUST uad 4-10-25, Grantee, that certain real property in the County of Klamath, State of Oregon, civilly described as 541 Mt. Pitt Street, Klamath Falls, Oregon, and legally described as follows to-wit:

Lot 9, LESS the Easterly 10 feet, Block 22, BUENA VISTA ADDITION to the City of Klamath Falls, 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 \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

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

DATED this 10th day of April, 2025.

ARTHUR E. GRIGG, JR.

STATE OF OREGON, County of Klamath) ss:

Personally appeared **ARTHUR E. GRIGG, JR.**, before me on the 10th day of April, 2025, and acknowledged the foregoing instrument to be his voluntary act and deed.

NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27

