

2025-002702

Klamath County, Oregon

04/14/2025 02:42:01 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Platinum Title and Escrow

8778 South Maryland Parkway, Suite 115, Las Vegas, NV 89123

SEND TAX STATEMENTS TO:

William Henry Adams, Trustee of The LDS Revocable Living Trust dated February 13, 2024

10734 Artesia Wells Street, Henderson, NV 89052

STATUTORY WARRANTY DEED

Leah Adams, spouse of the grantee("Grantor"), with an address of 10734 Artesia Wells Street, Henderson, NV 89052, conveys and warrants to William H. Adams, a married man, ("Grantee"), whose address is 10734 Artesia Wells Street, Henderson, NV 89052, the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND MADE A PART HEREOF.

The true consideration for this conveyance is \$0.00.

This property is free of liens and encumbrances, EXCEPT:

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

DATED 11 day of April, 2025.

Leah Adams
Leah Adams

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on this 11th day of April, 2025, by Leah Adams.

[Signature]
Signature of notarial officer

My Commission Expires: 7/20/28

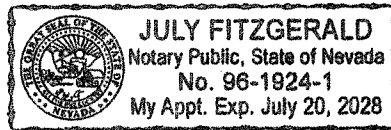


EXHIBIT A

Property Description

LOTS 9, 10, AND 11 IN BLOCK 22, INDUSTRIAL 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.

Property Commonly Known as: 241 and 245 Martin Street Klamath Falls, OR 97601