



2025-003247

Klamath County, Oregon

05/01/2025 01:01:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Boscovanho LLC, an Oregon Limited Liability
Company

PO Box 1777

Klamath Falls, OR 97601

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

Boscovanho LLC, an Oregon Limited Liability
Company

PO Box 1777

Klamath Falls, OR 97601

File No. 674989AM

STATUTORY WARRANTY DEED

Donald E. Wilhite and Geraldine L. Wilhite, Trustees of the Trustees of the Donald E. Wilhite and Geraldine L. Wilhite Revocable Living Trust Dated March 22, 2019, and their successors in Trust,

Grantor(s), hereby convey and warrant to

Boscovanho LLC, an Oregon Limited Liability Company,

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:

A tract of land in Klamath County, situated in Lot 27, HOMELAND TRACTS NO. 2, more particularly described as follows: Beginning at the Northeasterly corner of Lot 27; thence West along the South line of Delaware Avenue 137.8 feet to the true point of beginning; thence continuing West along said South line of Delaware Avenue 70 feet; thence South parallel to the West line of Lot 27, 143 feet; thence East parallel with the South line of Delaware Avenue to the Easterly line of Lot 27; thence Northeasterly along said Easterly line 33 feet more or less to the Southeast corner of that certain property described in Volume M71 at page 12364, Microfilm Records of Klamath County, Oregon;

thence West parallel with the South line of Delaware Avenue to the Southwest corner of property described in Volume M71, page 12364, thence North parallel to the West line of Lot 27, 110 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$230,000.00.

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:

Real property taxes due, if any, but not yet payable

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.

The Donald E. Wilhite and Geraldine L. Wilhite Revocable Living Trust dated March 22, 2019, and their successors in Trust

By: *Donald E. Wilhite*
Donald E. Wilhite, Trustee

By: *Geraldine L. Wilhite*
Geraldine L. Wilhite, Trustee

State of *Oregon* } ss.
County of *Clatsop* }

On this 28 day of April, 2025, before me, *Melissa Cook* a Notary Public in and for said state, personally appeared Donald E. Wilhite and Geraldine L. Wilhite known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Donald E. Wilhite and Geraldine L. Wilhite Revocable Living Trust Dated March 22, 2019, and their successors in 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.

Melissa Cook
Notary Public for the State of *Oregon*
Residing at: 317124 *Blackberry*
Commission Expires:

