

2025-003427

Klamath County, Oregon

05/08/2025 08:06:01 AM

Fee: \$92.00

After recording, return to:

Trinity Asset Holdings Co., LLC
a California Limited Liability Company
1200 Ridgewater Blvd
Klamath Falls, OR 97601

Until a change is requested,
all tax statements should be sent to:

Trinity Asset Holdings Co., LLC
a California Limited Liability Company
1200 Ridgewater Blvd
Klamath Falls, OR 97601

WARRANTY DEED

Under ORS 93.850

The grantor,
Daniel Earhart and Kandace Earhart, as Tenants by the Entirety
845 Lake Ridge Dr.
Klamath Falls, OR 97601

for the true and actual consideration of to convey title

TO CONVEY TITLE

CONVEYS AND WARRANTS to the grantee,
Trinity Asset Holdings Co., LLC, a California Limited Liability Company
1200 Ridgewater Blvd
Klamath Falls, OR 97601

the following described real property, free of encumbrances, except as specifically
set forth herein:

LOT 3 OF TRACT 1507 BEING A REPLAT OF LOTS 109-114, 134-136, 142,
143, 193-198, COMMON AREA "A" AND COMMON AREA "D" OF TRACT
1496 RIDGEWATER SUBDIVISION, PHASE 1, 1ST ADDITION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: APN 3803-036CD-03600

And commonly known as: APN 3803-036CD-03600

Source of Title:


Being the same property conveyed by Statutory Warranty Deed from Trinity Asset Holdings Co., LLC, a California Limited Liability Company to Daniel Earhart and Kandace Earhart, as Tenants by the Entirety recorded on July 17, 2023 in the office of the County Clerk of Klamath County, Oregon as 2023-005929

This conveyance is made subject to:

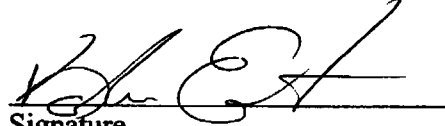
NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 6th day of May, 2025, in the presence of:



Signature
Daniel Earhart
Print Name
Individual
Capacity



Signature
Kandace Earhart
Print Name
Individual
Capacity

Signature

Print Name

Capacity

Signature

Print Name


Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon
COUNTY OF Klamath

On this 6th day of May, 2025, before me, Notary Public in and for said state, personally appeared Daniel Earhart and Kandace Earhart

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me they freely executed the same.

Signature: 
Print Name: Kathleen A. Maynard
Title: Notary Public
My Commission Expires: March 31, 2026

