

Law office
Melinda Brown

2020-013978

Klamath County, Oregon



00268172202000139780010013

10/28/2020 03:40:47 PM

Fee: \$82.00

After recording, please send to:

Michael A. Szabo and Robert B. Szabo
6442 Bryant Ave.
Klamath Falls, Oregon 97603

* Please also send tax statements to above address.

SITUS: 6442 Bryant Ave., Klamath Falls, Oregon

TRUSTEE'S DEED

This Trustee's Deed, executed this 27th day of October, 2020,

By Grantors, Michael A. Szabo and Robert B. Szabo, as Successor Trustees of the Klara Szabo Trust, of 6442 Bryant Ave., Klamath Falls, Oregon 97603.

To Grantees, Michael A. Szabo and Robert B. Szabo, of 6442 Bryant Ave., Klamath Falls, Oregon 97603.

WITNESSETH, that the said Grantors, pursuant to the terms of the Klara Szabo Trust, which is hereby acknowledged, do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

Lot 4 in Block 7 of SECOND ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, The said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Dated: October 27, 2020.

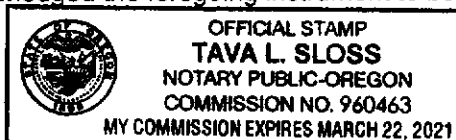
Michael A. Szabo, Successor Trustee of
The Klara Szabo Trust

Dated: October 27, 2020.

Robert B. Szabo, Successor Trustee of
The Klara Szabo Trust

STATE OF OREGON }
County of Klamath }

On this 27th day of October, 2020, Michael A. Szabo, and Robert B. Szabo personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public for Oregon
My Commission Expires: 3/22/21