

AFTER RECORDING, RETURN TO:
Generations Estate Law, LLC
3635 S Hood Avenue
Portland OR 97239

2021-012850
Klamath County, Oregon
08/23/2021 02:06:00 PM
Fee: \$87.00

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE SENT TO:
No change

STATUTORY WARRANTY DEED

Edward R. Wiszowaty, Grantor, conveys and warrants to Edward Wiszowaty, Trustee, or their successors in trust under the Edward Wiszowaty Trust dated July 30, 2021, and any amendments thereto, Grantee(s), the following real property:

Legal Description:

PARCEL 1:

Lot 32, Block 4, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Lots 36 in Block 27, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 3:

Lot 11 in Block 26 of FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

PARCEL 1

- 1. Special assessment disclosed by the Klamath tax rolls for Walker Range Timber Fire Patrol.**
- 2. Provisions in deed of tribal property recorded 6-11-1959, Volume 313, Page 275, Deed Records**
- 3. In the matter of the Formation of Klamath Forest Estates Sprague River Livestock District published June 1972 in Journal M72 Page 1412.**
- 4. Restrictions as shown on official plat.**
- 5. Future public utilities as shown on official plat**

PARCEL 2 AND 3

- 1. Special assessment disclosed by the Klamath tax rolls for Klamath Lake Timber Fire Patrol**
- 2. Easement centered on back and side lines of all lots for future public utilities and to all easements and reservations of record as shown on official plat.**
- 3. Provisions in deed of tribal property recorded 6-11-1959, Volume 313, Page 275.**
- 4. Trust Deed in the amount of \$25,000.00, Trustor/Grantor Errick S. Cohen and Marisela Colen, Trustee, AmeriTitle and Beneficiary KLRHC dated 9-18-2006, recorded September 22, 2006, Instrument No. 2006-019062.**

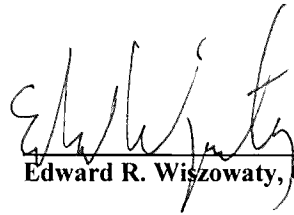
See previously recorded instrument number 2016-006635

SUBJECT TO covenants, conditions and restrictions of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

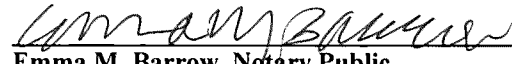
The true consideration for this conveyance is None. This conveyance is for estate planning purposes only.

Dated: August 20, 2021


Edward R. Wiszowaty, Grantor

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

The foregoing instrument was acknowledged before me on August 20, 2021 by Edward R. Wiszowaty, as Grantor.


Emma M. Barrow, Notary Public
My commission expires: June 21, 2025

