



<p><b>2021-017248</b>  <b>Klamath County, Oregon</b>  11/17/2021 10:37:01 AM  Fee: \$87.00</p>
--

THIS SPACE RESERVED FOR

After recording return to:  
 Jenny Wentz and Steven Wentz, Trustees of the Wentz  
 Family Trust  
 \_\_\_\_\_  
 1140 Wild Plum Dr.  
 \_\_\_\_\_  
 Klamath Falls, OR 97601  
 \_\_\_\_\_

Until a change is requested all tax statements shall be  
 sent to the following address:  
 Jenny Wentz and Steven Wentz, Trustees of the Wentz  
 Family Trust  
 \_\_\_\_\_  
 1140 Wild Plum Dr.  
 \_\_\_\_\_  
 Klamath Falls, OR 97601  
 \_\_\_\_\_  
 File No. 499660AM  
 \_\_\_\_\_

---

**STATUTORY WARRANTY DEED**

**Margaret G. Simmons,**

Grantor(s), hereby convey and warrant to

**Jenny Wentz and Steven Wentz, Trustees of the Wentz Family Trust,**

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:

**Lot 30 in Block 6 of Tract 1140, Lynnewood First Addition, 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 \$450,000.00.

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:

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.

Dated this 17 day of November, 2021

M. Simmons  
Margaret G. Simmons

State of Oregon } ss  
County of Clatsop }

On this 17 day of November, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Margaret G. Simmons, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

M Cook  
Notary Public for the State of Oregon  
Residing at: 1000 1st St SE  
Commission Expires: 3/15/22

