



After recording return to:
Matthew Aungst
5717 Blue Mountain Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Matthew Aungst
5717 Blue Mountain Drive
Klamath Falls, OR 97601

File No.: 7161-3834627 (SL)
Date: November 30, 2021

THIS SPACE RESERVED FOR RECORD

2021-018053
Klamath County, Oregon
12/06/2021 10:56:00 AM
Fee: \$87.00

STATUTORY WARRANTY DEED

Mark A. Prochaska, Successor Trustee of the Prochaska Living Trust, Grantor, conveys and warrants to **Matthew Aungst**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 1 IN BLOCK 1 OF TRACT 1002, LAWANDA HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTION THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, INSTRUMENT RECORDED MAY 3, 1989 IN VOLUME M89, PAGE 7603, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$220,000.00**. (Here comply with requirements of ORS 93.030)

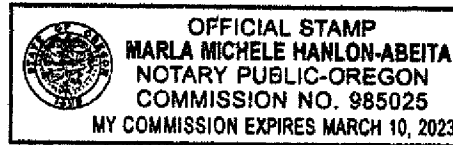
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 30 day of November, 2021.

Prochaska Living Trust

Mark Prochaska

Mark Prochaska, Successor Trustee



STATE OF Oregon)
County of Klamath)ss.
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This instrument was acknowledged before me on this 30 day of November, 2021 by Mark A. Prochaska as Successor Trustee of Prochaska Living Trust, on behalf of the Trust.

Marla Michele Hanlon-Abaita

Notary Public for Oregon
My commission expires: 3/10/2023