

2022-000114

Klamath County, Oregon



00293445202200001140010017

01/04/2022 02:46:08 PM

Fee: \$82.00

Returned at Counter
After Recording, Return To:
Curtis J. Tron, as Trustee
1737 Wall Street
Klamath Falls, OR 97601
Mail Tax Statements To:
Curtis J. Tron, as Trustee
1737 Wall Street
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

CURTIS TRON AND BRANDON TRON, the GRANTORS, HEREBY WARRANT AND CONVEY TO CURTIS J. TRON, as Trustee of THE CURTIS TRON LIVING TRUST, U/A dated December 13, 2021, the GRANTEE,

and to Grantee's successors and assigns, all of their right, title, and interest in and to THE FOLLOWING described real property located in the County of Klamath County, State of Oregon:

Lot 103, SPINKS SUBDIVISION, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

APN: R198994


Map Tax Lot: R-3407-034CD-04100-000


Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record. The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

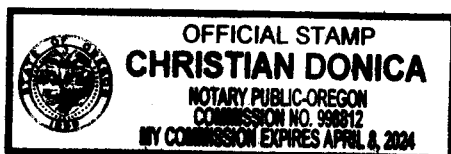
Dated this 13th day of December, 2021.

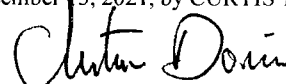

CURTIS TRON


BRANDON TRON

STATE OF OREGON)
COUNTY OF JACKSON) ss.

The foregoing instrument was acknowledged before me on this December 13, 2021, by CURTIS TRON AND BRANDON TRON.




NOTARY PUBLIC