

Returned at Counter

2022-000115

Klamath County, Oregon



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01/04/2022 02:46:12 PM

Fee: \$82.00

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 J. TRON, the GRANTOR, HEREBY WARRANTS AND CONVEYS 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 THE FOLLOWING described real property located in the
County of Klamath, State of **Oregon**:

Hot Springs 2nd Addition

Lot 13 Block 55

R-3809-2866-4400

Key #372643

More commonly known as 1737 Wall Street, Klamath Falls, OR.

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.

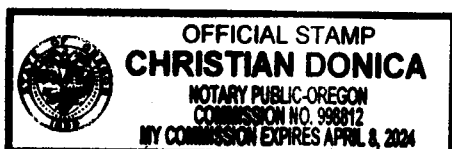

CURTIS J. TRON

STATE OF OREGON)

) ss.

COUNTY OF JACKSON)

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




NOTARY PUBLIC