

2022-001851

Klamath County, Oregon

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, OR 97601



00295416202200018510020020

02/11/2022 03:04:46 PM

Fee: \$87.00

Send tax statements to:

Liane L. Venzke Trust  
2056 Auburn Street  
Klamath Falls, Oregon 97601

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## WARRANTY DEED

**Liane L. Venzke**, Grantor, conveys and warrants to **Liane L. Venzke, Trustee of the Liane L. Venzke Trust dated February 2, 2022**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lots 1 and 2 Block 46 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Southwest 20feet of said lots.

Account No. 305949

More commonly known as 2056 Auburn Street, Klamath Falls, Oregon 97601

There is no consideration for this conveyance. It is done for estate planning purposes.

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

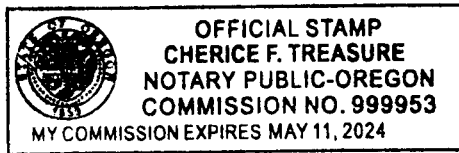
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED 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 2<sup>nd</sup> day of February, 2022.

Liane L Venzke  
Liane L Venzke

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

Personally appeared the above-named Liane L. Venzke acknowledge the foregoing instrument to be ~~his/her/their~~ voluntary act. Before me this 2<sup>nd</sup> day of February, 2022.



Cherice F. Treasure  
Notary Public for Oregon  
My commission expires: 5-11-2024