

**2022-002598**

**Klamath County, Oregon**



00296294202200025980030038

03/02/2022 09:40:47 AM

Fee: \$92.00

After recording, return to:  
Sharon L. Hazel  
PO Box 145  
Bonanza, OR 97623

Until a change is requested,  
all tax statements should be sent to:  
Sharon L. Hazel  
PO Box 145  
Bonanza, OR 97623

Returned at Counter

**WARRANTY DEED**

Under ORS 93.850

The grantor,  
Bruce A. Froemke and Nancy Froemke, Trustees, or Their Successors in Trust  
Under the Froemke Living Trust Dated June 21, 2011, and any Amendments  
Hereto

for the true and actual consideration of \$10,000.00

CONVEYS AND WARRANTS to the grantee,  
Sharon L. Hazel, Not Married

the following described real property, free of encumbrances, except as specifically  
set forth herein:  
LOT 20, BLOCK 15, KLAMATH FALLS FOREST ESTATES HIGHWAY 66  
UNIT, PLAT NO. 1, AS RECORDED IN KLAMATH COUNTY DEED  
RECORDS IN VOLUME M69, PAGE 81, OFFICE OF THE COUNTY  
CLERK, KLAMATH COUNTY, OREGON.

Parcel ID: R389412  
And commonly known as: R-3711-021C0-03100

Source of Title:  
N/A

This conveyance is made subject to:  
Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 1<sup>st</sup> day of March, 2022, in the presence of:

Bruce A. Froemke

Signature

Bruce A. Froemke

Print Name

Trustee

Capacity

Nancy Froemke

Signature

Nancy Froemke

Print Name

Trustee

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Oregon

COUNTY OF Klamath

On this 1<sup>st</sup> day of March, 2022, before me, Notary Public in and for said state, personally appeared Bruce A. Froemke and Nancy Froemke, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me they freely executed the same.

Signature: Kathleen Antoinette Maynard

Print Name: Kathleen Antoinette Maynard

Title: Notary Public

My Commission Expires: June 7, 2022

