

2022-003361

Klamath County, Oregon



00297155202200033610020029

03/18/2022 01:34:27 PM

Fee: \$87.00

After recording, mail to:

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

Send tax statements to:

Kevin L. Drake and Deborah S. Drake
4200 Highland Way
Klamath Falls, OR 97603

WARRANTY DEED

Kevin Drake and Deborah Drake, Co-Conservators of Seth Andrew Kleiner, Samuel Aaron Kleiner and Sarah June Kleiner, under Klamath County Circuit Court Case No. 1200864CV, Grantors, convey and warrant to Kevin L. Drake and Deborah S. Drake, as tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lot 1 of SUMMER HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Account No.: 572990
Map No.: 3909-014BC-05100

More commonly known as 4210 Highland Way, Klamath Falls, OR 97603

There is no consideration for this conveyance. The conveyance is made pursuant to court order.

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 15th day of March, 2022.

Kevin Drake

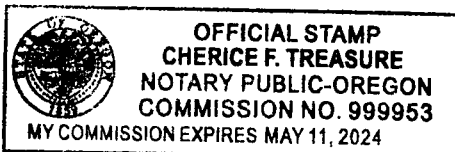
Kevin Drake, Co-Conservator

Deborah Drake

Deborah Drake, Co-Conservator

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named **Kevin Drake and Deborah Drake, Co-Conservators of Seth Andrew Kleiner, Samuel Aaron Kleiner and Sarah June Kleiner, under Klamath County Circuit Court Case No. 1200864CV** acknowledge the foregoing instrument to be their voluntary act. Before me this 15th day of March, 2022.



Cherice F. Treasure

Notary Public for Oregon

My commission expires: 5-11-2024