

**2022-004457**

**Klamath County, Oregon**



00298360202200044570020023

04/07/2022 02:32:33 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:

Michael S. Peissner Living Trust  
14595 Geronimo Trail  
Reno, NV 89521

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## WARRANTY DEED

Michael S. Peissner, Grantor, conveys and warrants to Michael S. Peissner, Trustee of the Michael S. Peissner Living Trust, U/A dated February 23, 2022, Grantee, and any amendments thereto the following described real property free of encumbrances except as specifically set forth herein:


Lot 19 in Block 1 of BELLA VISTA, TRACT 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No: 806649  
Map No: 3507-007DC-00200

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

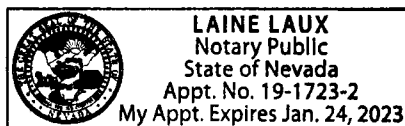
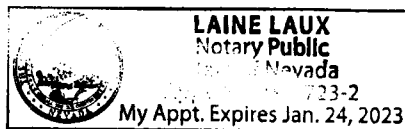
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

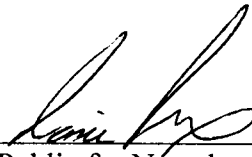
Dated this 29 day of March, 2022.

  
Michael S. Peissner

STATE OF NEVADA            )  
  ) ss.  
County of Washoe         )

Personally appeared the above-named Michael S. Peissner, on the 29 day of March, 2022, and acknowledged the foregoing instrument to be his voluntary act. Before me:



  
Notary Public for Nevada  
My Commission Expires: 01/24/2023