

2022-006865

Klamath County, Oregon

06/01/2022 11:14:01 AM

Fee: \$87.00

Donald Issaac Mazingo and
Martha Elizabeth Hartsel
11509 Kotan Court
Crescent, OR 97733
Grantors' Name & Address

Martha E. Hartsel, Trustee of the
Hartsel Family Trust
11509 Kotan Court
Crescent, OR 97733
Grantees' Names & Addresses

Prepared by and after recording return
to:
Kathryn M. Belcher
McGinty, Belcher & Hamilton,
Attorneys, P.C.
P.O. Box 12806
Salem, OR 97309

Until requested otherwise, send all tax statements to:
Martha E. Hartsel, Trustee
11509 Kotan Court
Crescent, OR 97733

WARRANTY DEED

Donald Issaac Mazingo and Martha Elizabeth Hartsel, Grantors, convey and warrant to Martha E. Hartsel, Trustee of the Hartsel Family Trust, Grantee, the following described real property, free of encumbrances, except for matters of public record in Klamath County, Oregon:

Lots 24 and 25 of Block 4 in Two Rivers North Crescent, Oregon 97733

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0.00.

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

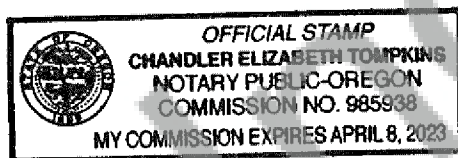
Dated this __ day of May, 2022.

Donald Isaac Mozingo
Donald Isaac Mozingo, Grantor

Martha Elizabeth Hartsel
Martha Elizabeth Hartsel, Grantor

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me this 21st day of May, 2022, the within named Donald Isaac Mozingo and Martha Elizabeth Hartsel, Grantors, and acknowledged the foregoing instrument to be their voluntary act and deed.



Chandler Tompkins
NOTARY PUBLIC FOR OREGON
My Commission Expires: April 8th 2023