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06/24/2022 03:32:13 PM

Fee: \$82.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
MAIL TAX STATEMENTS: Brock T. Trejo and Nicole C. Trejo, Trustees 1975 Manzanita Street Klamath Falls, OR 97601

Grantor: Brock T. Trejo  
1975 Manzanita Street  
Klamath Falls, OR 97601

Grantees: Brock T. Trejo and  
Nicole C. Trejo, Trustees  
Of the Trejo Family 2022  
Revocable Trust  
1975 Manzanita Street  
Klamath Falls, OR 97601

- STATUTORY WARRANTY DEED -

Brock T. Trejo, Grantor, conveys and warrants to Brock T. Trejo and Nicole C. Trejo, Trustees of the Trejo Family 2022 Revocable Trust, Grantees, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

A parcel of land situated in the NE1/4 SE1/4 Section 20, Township 38 South, Range 9, East of the Willamette Meridian, Klamath Falls, Oregon, being more particularly described as:

Beginning at the Northwest corner of Lot 2, Block 2, TRACT 1263 – QUAIL RIDGE SUBDIVISION; thence North 02 degrees 34’ 04” West 135.90 feet; thence North 87 degrees 40’ 31” East 350.00 feet; thence South 02 degrees 34’ 04” East 134.41 feet to the Northeast corner of Lot 4, Block 2, said TRACT 1263; thence along the North line of said TRACT 1263 South 87 degrees 25’ 56” West 350.00 feet to the point of beginning.

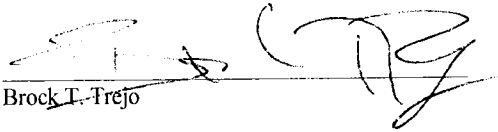
SUBJECT TO AND EXCEPTING:

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this transfer is Estate Planning.

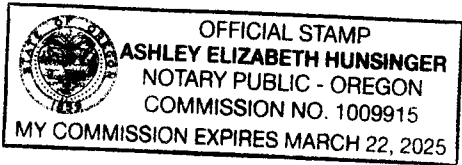
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

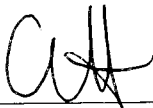
Dated this 24 day of June, 2022.

  
Brock T. Trejo

STATE OF OREGON           )  
  ) ss  
County of Klamath        )

This instrument was acknowledged before me on June 24, 2022 by Brock T. Trejo.



  
Notary Public for Oregon  
My Commission expires: 3/22/25