



00302239202200078480010012

06/24/2022 03:32:20 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

Grantors: Brock T. Trejo and  
Nicole C. 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 and Nicole C. Trejo, tenants by the entirety, Grantors, 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:

The Southwesterly 50 feet of Lots 5 and 6 in Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.


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.**

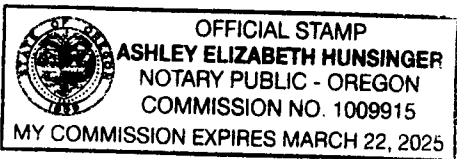
Dated this 24 day of JUNE, 2022.


  
Brock T. Trejo

  
Nicole C. Trejo

STATE OF OREGON            )  
  ) ss  
County of Klamath         )

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



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