



2022-007918

Klamath County, Oregon

06/28/2022 09:13:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael D. Fenters and Kathy D. Fenters, Trustees of
the Fenters Family Trust Dated August 18, 2016, and
their successor in Trust.

2807 Patterson St.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:

Michael D. Fenters and Kathy D. Fenters, Trustees of
the Fenters Family Trust Dated August 18, 2016, and
their successor in Trust.

2807 Patterson St.

Klamath Falls, OR 97603

File No. 546884AM

STATUTORY WARRANTY DEED

James T. Wallace and Trisha L. Wallace, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

**Michael D. Fenters and Kathy D. Fenters, Trustees of the Fenters Family Trust Dated August 18, 2016, and
their successor in Trust.,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

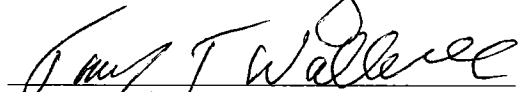
**Parcel 2 of Land Partition 44-95 situated in the SE1/4 NW1/4 of Section 17, Township 39 South, Range 10
East, Willamette Meridian, Klamath County, Oregon.**

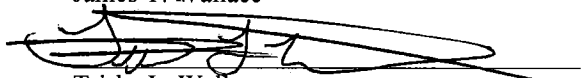
The true and actual consideration for this conveyance is \$500,000.00.

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:

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


James T. Wallace


Trisha L. Wallace

State of Oregon } ss
County of Klamath }

On this 24 day of June, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared James T. Wallace and Trisha L. Wallace, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires:

3/7/26

