



THIS SPACE RESERVED FOR

2022-009941  
Klamath County, Oregon  
08/16/2022 08:36:01 AM  
Fee: \$87.00

After recording return to:

Thomas Frantz and Aletha Frantz

2076 Hays St.

San Luis Obispo, CA 93405

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

Thomas Frantz and Aletha Frantz

2076 Hays St.

San Luis Obispo, CA 93405

File No. 555317AM

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### STATUTORY WARRANTY DEED

**Marcella K. Garland, as Trustee of the Dillenbeck Family Medicaid Trust, dated September 7, 2021,**

Grantor(s), hereby convey and warrant to

**Thomas Frantz and Aletha Frantz, as Tenants by the Entirety,**

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:

**Lot 772 of Block 106, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official  
plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$230,000.00.

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:

***2022-2023 Real Property Taxes, a lien not yet due and payable***

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 10 day of August, 2022.

The Dillenbeck Family Medicaid Trust, dated September 7, 2021

By Marcella K. Garland Trustee  
Marcella K. Garland, Trustee

State of Maryland } ss.  
County of Washington }

On this 10 day of August, 2022, before me, Stanley M. Young a Notary Public in and for said state, personally appeared Marcella K. Garland known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Dillenbeck Family Medicaid Trust, dated September 7, 2021, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stanley M. Young  
Notary Public for the State of Maryland  
Residing at: 13050 Nittany Lion Circle Hagerstown md 21740  
Commission Expires: May 25, 2024

