



2022-012325  
Klamath County, Oregon  
10/14/2022 01:52:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christopher Vancura and Sara Vancura

4211 Myrtlewood Dr.

Klamath Falls, OR 97603

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

Christopher Vancura and Sara Vancura

4211 Myrtlewood Dr.

Klamath Falls, OR 97603

File No. 562208AM

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### STATUTORY WARRANTY DEED

**Kimberly B.E. Smith, Trustee of the David P. Henzel Revocable Trust,**

Grantor(s), hereby convey and warrant to

**Christopher Vancura and Sara Vancura, 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:

**All of the NW1/4 of the SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, inclusive of the Government drain along the West boundary and the highway along the East boundary**

**LESS AND EXCEPTING the following part thereof:**

**Beginning at the point of intersection of the East boundary of the aforesaid NW1/4 SE1/4 of said Section 23 and the Southerly right of way boundary of the Great Northern Railway Co. right of way; thence South along said East boundary of the NW1/4 SE1/4 of Section 23 a distance of 66.0 feet; thence West, parallel with the South boundary of said NW1/4 SE1/4 of Section 23, a distance of 1,320 feet, more or less to the West boundary thereof; thence North along said West boundary, 97 feet, more or less to the Northwest corner of said NW1/4 SE1/4 of said Section 23; thence East along the North boundary thereof 1,285.2 feet to the Southerly right of way boundary of said Great Northern Railway Co. railroad; thence South 48° 22' East along said right of way a distance of 46.6 feet more or less to the point of beginning, inclusive of the Government Drain along the West boundary and the highway along the East boundary.**

The true and actual consideration for this conveyance is \$160,000.00.

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 12 day of October, 2022

The David P. Henzel Revocable Trust

By: Kimberly B.E. Smith - Trustee  
Kimberly B.E. Smith, Trustee

State of Oregon } ss.  
County of Washington }

On this 12 day of October, 2022, before me, Emilee Kay Newberg a Notary Public in and for said state, personally appeared Kimberly B.E. Smith known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The David P. Henzel Revocable Trust, 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.

Emilee Kay Newberg  
Notary Public for the State of Oregon  
Residing at: Clackamas County  
Commission Expires: 9/10/2024

