

2022-012624

Klamath County, Oregon



00307826202200126240020025

10/24/2022 11:35:45 AM

Fee: \$87.00

WARRANTY DEED -- STATUTORY FORM

Grantor: ARON FRASER

Grantee: ARON FRASER, Trustee

After recording return to:

**ARON FRASER, Trustee
26192 Old River Road
Monroe, OR 97456**

Address for tax statements:

**ARON FRASER, Trustee
26192 Old River Road
Monroe, OR 97456**

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of transfer of title to avoid probate.

ARON FRASER, Grantor, conveys and warrants to ARON FRASER, Trustee of the ARON FRASER Revocable Living Trust dated October 17, 2022, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

Klamath County Assessor's Acct. No. R869484, Map No. R-2508-005D0-00300 (4.87 acres) described as follows:

Lot 2 in Block 1, Tract 1214 Deschutes Land Sales, Unit 2, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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, AND 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 THE 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

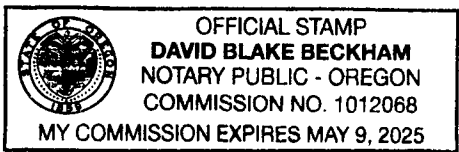
LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 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 17 day of October, 2022.

Arion Fraser
ARON FRASER

STATE OF OREGON)
County of Linn) ss. Oct 17, 2022.

Personally appeared the above-named **ARON FRASER** acknowledged the foregoing instrument to be his voluntary act and deed.



David B. Beckham
Notary Public for Oregon
My Commission expires: 5-9-25