



00312523202300017990030030

03/15/2023 03:54:26 PM

Fee: \$92.00

**GRANTOR NAME AND ADDRESS**

NORA ABROTT KOENIG  
Successor Trustee of  
THE ABROTT FAMILY TRUST  
PO Box 216  
Beatty, Oregon 97621

**GRANTEE NAME AND ADDRESS**

NORA ABROTT KOENIG  
PO Box 216  
Beatty, Oregon 97621

**AFTER RECORDING RETURN TO**

NEAL G. BUCHANAN, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**SEND TAX STATEMENTS TO**

GRANTEE  
PO Box 216  
Beatty, Oregon 97621

**WARRANTY DEED - STATUTORY FORM**

**NORA ABROTT KOENIG, Successor Trustee of THE ABROTT FAMILY TRUST uad 8-17-92, Grantor,** conveys and warrants to **NORA ABROTT KOENIG, Grantee,** that certain real property legally described on Exhibit A, attached hereto and incorporated by this reference herein as though fully set forth. The real property is conveyed free of encumbrances except as specifically set forth herein.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the said Trust pursuant to the terms and provisions thereof.

"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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

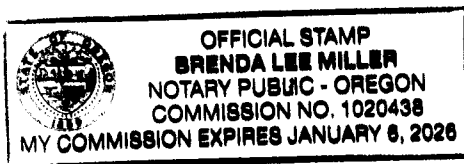
DATED this 15 day of March, 2023.

**THE ABROTT FAMILY TRUST uad 8-17-92**

By: Nora Abbott Koenig, S.T.  
**NORA ABROTT KOENIG, Successor Trustee**

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

This instrument was acknowledged before me on 15<sup>th</sup> day of March, 2023, by **NORA ABROTT KOENIG**, Successor Trustee.



Brenda Lee Miller  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-6-26

## **EXHIBIT A**

Parcel 2 of Land Partition 38-92 situated in the  
SW 1/4 Section 35, Township 35 South, Range 12  
East of the Willamette Meridian, and Section 2,  
Township 36 South, Range 12 East of the Willamette  
Meridian, Klamath County, Oregon