

2023-001968

Klamath County, Oregon

After recording, please return this deed to, and (until a change is requested) send tax statements to:

Mary Enzenauer
12050 Crystal Springs Road
Klamath Falls, OR 97603



00312755202300019680010016

03/22/2023 11:46:07 AM

Fee: \$82.00

The identities of the Grantor(s) and Grantee(s) are:

Grantor:

Everett P. Enzenauer Family Trust
12050 Crystal Springs Road
Klamath Falls, OR 97603

Grantee:

Everett P. & Mary Ellen Enzenauer Family Trust
12050 Crystal Springs Road
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

Mary E. Enzenauer, surviving trustee of the EVERETT P. ENZENAUER FAMILY TRUST, dated July 15, 1998, *Grantor*, hereby conveys and warrants to Mary E. Enzenauer (and her successors) as Trustee of the EVERETT P. & MARY ELLEN ENZENAUER FAMILY TRUST U.T.A.D. January 28, 2022, *Grantee*, the following described real property free of encumbrances other than encumbrances of record on the date of this conveyance and those matters which would be shown by an accurate survey or inspection of the premises:

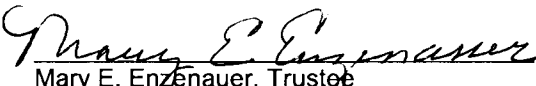
Parcel 1 of Land Partition 12-04, being a replat of Parcels 1 and 2 of Land Partition 8-99, being a portion of the W1/2 of Section 27, Township 39 South, Range 10 East of the Willamette Meridian, and a portion of the E1/2 of the E1/2 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is \$0.00.

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 will 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 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 1st day of March, 2023.

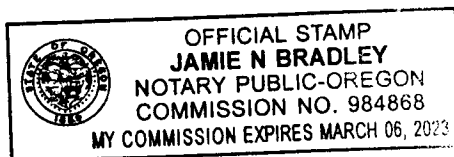
GRANTOR: EVERETT P. ENZENAUER FAMILY TRUST, dated July 15, 1998

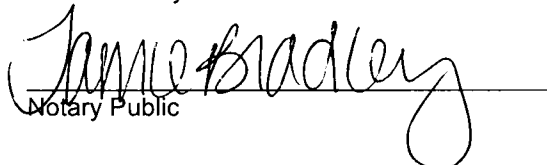

Mary E. Enzenauer, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 1 day of March, 2023, by Mary E. Enzenauer, trustee of the Everett P. Enzenauer Family Trust dated July 15, 1998, *Grantor*.

WITNESS my hand and official seal.




Notary Public