

Neal Buchanan  
Returned at Counter

2023-002412  
Klamath County, Oregon



04/05/2023 09:12:39 AM

Fee: \$82.00

**GRANTOR NAME AND ADDRESS:**

**LOYAL NETH**  
5837 Hilyard Avenue  
Klamath Falls, Oregon 97603

**GRANTEE NAME AND ADDRESS:**

**LOYAL NETH, Trustee of the**  
**Loyal Neth Living Trust uad 4-3-2023**  
5837 Hilyard Avenue  
Klamath Falls, Oregon 97603

**AFTER RECORDING RETURN TO:**

**GRANTEE**  
5837 Hilyard Avenue  
Klamath Falls, Oregon 97603

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**  
Grantee

**WARRANTY DEED - STATUTORY FORM**

**LOYAL NETH, Grantor,** conveys and warrants to **LOYAL NETH, Trustee of the LOYAL NETH LIVING TRUST uad 4-3-2023, Grantee,** that certain real property in the County of Klamath, State of Oregon, civilly described as 5837 Hilyard Avenue, Klamath Falls, Oregon, and legally described as follows to-wit:

Lot 23 of POOLE HOMESITES, a resubdivision of the South 270 feet of Tracts 22, 23, and 24, and of the Tracts 33, 34, 35, and 36, HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

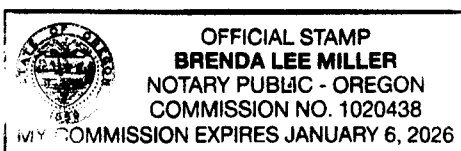
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 3<sup>rd</sup> day of April, 2023.

Loyal Neth  
**LOYAL NETH**

STATE OF OREGON, County of Klamath) ss:

Personally appeared **LOYAL NETH**, before me on the 3<sup>rd</sup> day of April, 2023, and acknowledged the foregoing instrument to be his voluntary act and deed.



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

Warranty Deed