



2023-005519
Klamath County, Oregon
07/05/2023 01:46:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Knight and Miranda Knight

3838 La Marada Way

Klamath Falls, OR 97603

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

David Knight and Miranda Knight

3838 La Marada Way

Klamath Falls, OR 97603

File No. 592486AM

STATUTORY WARRANTY DEED

Carol L. Hensel and Veronica McCarthy, Successor Trustees of the Hensel Revocable Living Trust,

Grantor(s), hereby convey and warrant to

David Knight and Miranda Knight, 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:

**Lot 11 in Block 13, Tract 1112, Eighth Addition to Sunset Village, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$322,000.00.

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:

"2023-2024 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 30th day of June, 2023

Hensel Revocable Living Trust

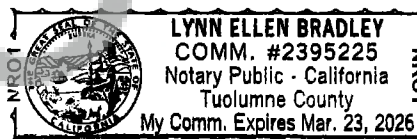
By Carol L. Hensel
Carol L. Hensel, Co-Successor Trustee

State of California } ss.
County of Tuolumne }

On this 30th day of June, 2023, before me, Lynn Ellen Bradley a Notary Public in and for said state, personally appeared Carol L. Hensel, known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Successor Trustee of the Hensel Revocable Living Trust, and acknowledged to me that he/~~she~~they executed the same as Successor 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.

Lynn Ellen Bradley
Notary Public for the State of California
Residing at: Samestown CA
Commission Expires: 03-23-2026



Dated this 29 day of June, 2023

Hensel Revocable Living Trust

By: [Signature]
Veronica McCarthy, Co-Successor Trustee

State of Oregon } ss.
County of Clatsop }

On this 29 day of June, 2023, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Veronica McCarthy known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Successor Trustee of the Hensel Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Successor 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.

[Signature]
Notary Public for the State of Oregon
Residing at: [Signature]
Commission Expires: 3/7/26

