



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael L. Pivac, Trustee of the Michael L. Pivac and
Janess M. Pivac Revocable Living Trust
17514 Ponderosa Ln
Klamath Falls, OR 97601

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

Michael L. Pivac, Trustee of the Michael L. Pivac and
Janess M. Pivac Revocable Living Trust
17514 Ponderosa Ln
Klamath Falls, OR 97601

File No. 606334AM

STATUTORY WARRANTY DEED

James C. Dernbach Trustee of the Dernbach Family Trust uad April 1, 2009,

Grantor(s), hereby convey and warrant to

Michael L. Pivac, Trustee of the Michael L. Pivac and Janess M. Pivac Revocable Living Trust,

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:

PARCEL 1:

**Lot 11 in Block 23 TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to
the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.**

**TOGETHER WITH an undivided 1/2 interest in the well and pump located on Lot 1 Block 15 of First
Addition to Klamath River Acres.**

**ALSO TOGETHER WITH an easement for the purposes of access to said well, as granted by Deed recorded
February 10, 1977 in Volume: M77, page 2488, Microfilm Records of Klamath County, Oregon**

PARCEL 2:

**Lot 12 in Block 23, KLAMATH RIVER ACRES, FOURTH ADDITION, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

PARCEL 3:

**Lot 13 in Block 23, KLAMATH RIVER ACRES, FOURTH ADDITION, 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 \$286,000.00.

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

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 21 day of Sept 2023.

The Dernbach Family Trust

James C. Dernbach TTE
James C. Dernbach, Trustee

State of Oregon) ss.

County of Multnomah

On this 21st day of September, 2023, before me, Regina Clifton - a Notary Public in and for said state, personally appeared James C. Dernbach known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Dernbach Family Trust uad April 1, 2009, and acknowledged to me that he/she/they executed the same as 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: Multnomah County
Commission Expires: November 18, 2023

