

After Recording Return To:

Francis Hansen & Martin LLP
1148 NW Hill Street
Bend, OR 97703

Until a change is requested, all
tax statements shall be sent to:

Brandi J. Klann Trust
3690 Badger Ct
Redmond, OR 97756

WARRANTY DEED

PARTIES:

GRANTOR: BRANDI J. KLANN f/k/a BRANDI J. CROOM

GRANTEE: Brandi J. Klann, Trustee of the BRANDI J. KLANN TRUST

BRANDI J. KLANN f/k/a BRANDI J. CROOM, Grantor, conveys and warrants to Brandi J. Klann, Trustee of the BRANDI J. KLANN TRUST, Grantee, the following described real property:

Lot 2 in Block 4 of TRACT 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Tax Account No.: 146452, Map & Tax Lot No: 2407007B003500)

SUBJECT TO: All exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record and which an accurate survey or inquiry of parties in possession of the property would disclose.

Consideration given for this conveyance is to change vesting.

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 20th day of November, 2023.

GRANTOR:

Brandi J Klann
BRANDI J. KLANN f/k/a BRANDI J. CROOM

STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me this 20th day of November, 2023 by **BRANDI J. KLANN** f/k/a BRANDI J. CROOM.



Brittany Hedgpeth
Notary Public for Oregon

Francis Hansen & Martin LLP
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(541) 389-5010