

2024-002868

Klamath County, Oregon

04/16/2024 02:23:02 PM

Fee: \$87.00

After Recording Return to:

Andrew M.J. Pinchin
777 High Street., #300
Eugene, OR 97401

Until a change is requested,

send tax statements to:

Same as current

Tax Account No.

1324548, 5693405 and 17 03 26 24 00105 000

WARRANTY DEED

Anatole and Jeanette Brashnyk, Grantors, convey to **Anatole Brashnyk and Jeanette Brashnyk, Trustees of the Anatole and Jeanette Brashnyk Revocable Trust, Grantees**, the following described real property, which has an address of 142257 Heather Ln, Crescent Lake, situated in Klamath County, Oregon:

LOT 12 BLOCK 6 OF CRES-DEL ACRES, SECOND ADDITION, SITUATED IN THE NW1/4 OF SECTION 7, T24S, R7E W.M.

The Liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true consideration for this conveyance, for estate planning purposes, is: \$0.

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 16th day of April, 2024.

[Signatures and Notary Block on Following Page]

Anatole Brashnyk
Anatole Brashnyk

Jeanette Brashnyk
Jeanette Brashnyk

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me this 16th day of April, 2024, by
Anatole and Jeanette Brashnyk, Grantors.

Sheri Leanne Cooke
Notary Public of Oregon
My Commission Expires: July 31, 2027

