

2024-003962

Klamath County, Oregon



00328566202400039620020028

05/20/2024 01:34:29 PM

Fee: \$87.00

Recording Office

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to:

ORS 205.234(1)(c)

Patricia Jo Stone, PC

Attn: Nikki Spasova

19751 E Maisntreet, Ste 200

Parker, CO 80138

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Rosanne M. Plaski

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

the Fowler Plaski Family Trust dated April 17, 2024

as TRUSTEES

with JIMMY FOWLER & ROSEANNE PLASKI

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other: N/A

5. Send tax statements to:

ORS 205.234(1)(e)

the Fowler Plaski Family Trust dated April 17, 2024

11383 Tomahawk Rd

Parker, CO 80138

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: Warranty deed - 60796

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book

and page

, or as fee number

."

WARRANTY DEED

THIS DEED, by and between Rosanne M. Plaski whose address is 11383 Tomahawk Rd, Parker, CO 80138, County of Douglas and State of Colorado, grantor, and the Fowler Plaski Family Trust dated April 17, 2024, grantee, whose address is 11383 Tomahawk Rd, Parker, CO 80138, County of Douglas, State of Colorado. JIMMY FOWLER and ROSEANNE PLASKI, TRUSTEES

WITNESS, that the grantor, for and in consideration of the sum of TEN DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Klamath and State of Oregon, described as follows:

LOTS 7 & 8, BLOCK 121, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 4
County of KLAMATH, State of OREGON

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, and easements, reservations, restrictions, covenants and rights of way of record, if any; and distribution utility easements; and matters not shown by the public records but of which grantee has actual knowledge; and inclusion of the property within any special taxing district; and the benefits and burdens of any declaration and party wall agreements, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

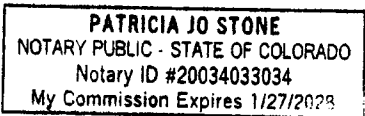
Rosanne M. Plaski
Rosanne M. Plaski

STATE OF COLORADO)
)ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on April 17, 2024, by Rosanne M. Plaski, who is personally known to me.

Witness my hand and official seal.

My commission expires: 1-27-2028



Patricia Jo Stone
Notary Public