

After Recording Return to:
Catherine M. Schulist
Watkinson Laird Rubenstein, P.C.
PO Box 10567
Eugene, OR 97440-2567

Until a change is requested all tax statements
shall be sent to the following address:
Coco C. Hladysh and Richard R. Hladysh, Trustees
19839 Hollygrape Street
Bend, OR 97702

Consideration: None – Estate Planning

WARRANTY DEED - STATUTORY FORM

Richard R. Hladysh and Coco C. Hladysh, who took title as Richard R. Hladysh and CoCo C.M. Hladysh, Grantors, convey and warrant to Coco C. Hladysh and Richard R. Hladysh, Trustees of the Hladysh Family Trust dated May 16, 2024, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

Beginning at the Southeast corner of Lot 57 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in Klamath County, Oregon, running thence North along the Westerly line of Homedale Road a distance of 51 feet; thence West parallel to the South line of said Lot 57 a distance of 130 feet; thence South parallel with the East line of said Lot 57 a distance of 51 feet to the South line of said Lot 57; thence East along the South line of said Lot 57 a distance of 130 feet to the place of beginning, being a portion of said Lot 57 of Fair Acres Subdivision No. 1 in Klamath County, Oregon, EXCEPTING therefrom that portion conveyed to Klamath County by Deed Volume 347, page 511, Deed Records of Klamath County, Oregon, for widening of Homedale Road.

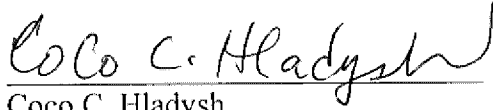
Subject to: easements, conditions, covenants, and restrictions of record.

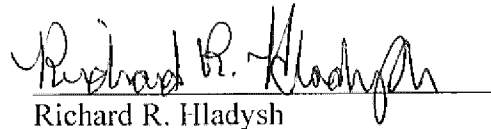
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

The liability and obligations of Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy. 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.

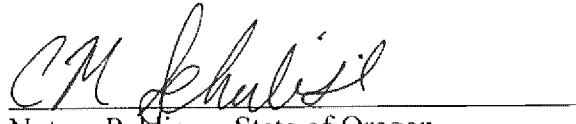
Dated this 16th day of May 2024.


Coco C. Hladysch


Richard R. Hladysch

State of OREGON
County of Deschutes

This record was acknowledged before me on May 16, 2024, by Coco C. Hladysch and Richard R. Hladysch.


Notary Public — State of Oregon

