

RETURN TO: Michael P. Rudd 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Scott & Janelle Fenters 9049 Buesing Road Klamath Falls, OR 97603
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00329785202400049680010010

06/20/2024 10:37:05 AM

Fee: \$82.00

Grantors:
Scott A. Fenters and Janelle M. Fenters
9049 Buesing Road
Klamath Falls, OR 97603

Grantee:
Scott A. Fenters and Janelle M. Fenters
Trustees of the SJ Fenters Trust
9049 Buesing Road
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Scott A. Fenters and Janelle M. Fenters, husband and wife, Grantors, convey to Scott A. Fenters and Janelle M. Fenters, Trustees of the SJ Fenters Trust, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 2 in Tract 1343, according to the official plat there on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is estate planning.

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 12th day of JUNE, 2024.



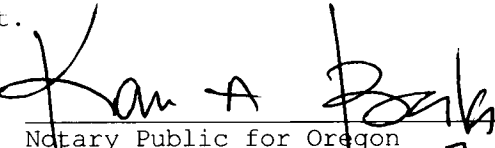
Scott A. Fenters



Janelle M. Fenters

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 12th day of JUNE, 2024, the above-named Scott A. Fenters and Janelle M. Fenters and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for Oregon
My Commission expires: 7-12-2025

