



2024-005551
Klamath County, Oregon
07/01/2024 02:44:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Donald Hess and Laura Penkava, as Trustees of
the Hess Family Revocable Trust uad 12-14-22

7120 Wocus Rd.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:

Donald Hess and Laura Penkava, as Trustees of
the Hess Family Revocable Trust uad 12-14-22

7120 Wocus Rd.

Klamath Falls, OR 97601

File No. 637184AM

STATUTORY WARRANTY DEED

Carla Whitlock,

Grantor(s), hereby convey and warrant to

Donald Hess and Laura Penkava, as Trustees of the Hess Family Revocable Trust uad 12-14-22,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

**Parcels 1 and 3 of Land Partition 4-99, situate in Lots 14 and 15 of Block 4 of ALTAMONT
ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon, situated in the E1/2 SW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East
of the Willamette Meridian, Klamath County, Oregon.**

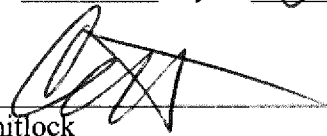
The true and actual consideration for this conveyance is \$267,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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 28 day of June, 2024.


Carla Whitlock

State of CA } ss
County of San Diego }

On this 28th day of June, 2024, before me, Barbara J. Daniels, a Notary Public in and for said state, personally appeared Carla Whitlock, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of CA
Residing at: Oceanside, CA
Commission Expires: April 27, 2025

