



2024-006925  
Klamath County, Oregon  
08/09/2024 10:35:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Charles E. Nagorski and Catherine A. Nagorski  
352 Huthard Rd  
Castle Rock, WA 98611

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

Charles E. Nagorski and Catherine A. Nagorski  
352 Huthard Rd  
Castle Rock, WA 98611

File No. 640048AM

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### STATUTORY WARRANTY DEED

**Walter J. Taubenkrau and M. Louise Taubenkrau, Trustees of The Walter J. Taubenkrau and M. Louise Taubenkrau Living Trust Dated October 22, 2008,**

Grantor(s), hereby convey and warrant to

**Charles E. Nagorski and Catherine A. Nagorski, as Tenants by the Entirety,**

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:

**Lot 8, Block 11, FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2309-024B0-06400**

**The true and actual consideration for this conveyance is \$525,000.00.**

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

Return To: 

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 8<sup>th</sup> day of Aug, 2024

Walter J. Taubenkrau and M. Louise Taubenkrau Living Trust dated October 22, 2008

By: W J Taubenkrau TTEE  
Walter J. Taubenkrau, Trustee

By: M Louise Taubenkrau TTEE  
M. Louise Taubenkrau, Trustee

State of Oregon } ss.  
County of Deschutes }

On this 8 day of August, 2024, before me,  
Rebecca Carter a Notary Public in and for said state, personally appeared Walter J. Taubenkrau and M. Louise Taubenkrau known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Walter J. Taubenkrau and M. Louise Taubenkrau Living Trust Dated October 22, 2008, and acknowledged to me that he/she/they executed the same as Trustee.

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

Rebecca Jean Carter  
Notary Public for the State of Oregon »  
Residing at: Lapine  
Commission Expires: March 13 2028

