

After Recording, Return To:

Allen W. Tron, as Trustee
2029 Etna Street
Klamath Falls, OR 97603

Mail Tax Statements To:

Allen W. Tron, as Trustee
2029 Etna Street
Klamath Falls, OR 97603

2024-007649

Klamath County, Oregon

09/03/2024 08:11:02 AM

Fee: \$87.00

STATUTORY WARRANTY DEED

ALLEN W. TRON, the GRANTOR, HEREBY WARRANTS AND CONVEYS TO

ALLEN W. TRON, as Trustee of THE ALLEN W. TRON LIVING TRUST, U/A dated September 1, 2024, the GRANTEE,

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Klamath County, State of **Oregon**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

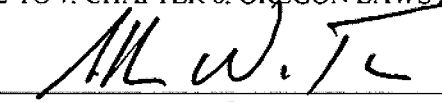
More commonly known as 1769 Logan Street, OR 97603.

The true consideration for this conveyance is \$0 ("None").

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

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.

September 1, 2024



ALLEN W. TRON

STATE OF OREGON


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) ss.

COUNTY OF KLAMATH

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The foregoing instrument was acknowledged before me on this September 1, 2024, by ALLEN W. TRON.



NOTARY PUBLIC

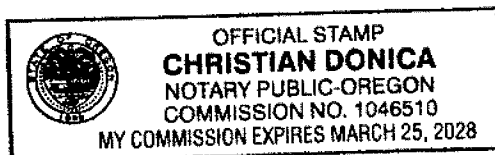


EXHIBIT A

A parcel of land situated in a portion of Lots 24 and 25, VICORY ACRES as the same is shown and recorded in official Klamath County Records more particularly described as follows:

Commencing at the Northwest corner of Lot 10, Block 1, CASA MANANA, a subdivision being in part a replat of Lots 21, 22, 23, 24, and 25 of VICORY ACRES, thence South 00°38'00" East along the West line of said Lot 10, Block 1, CASA MANANA 135.00 feet to the TRUE POINT OF BEGINNING; thence from said point of beginning South 00°38'00" East along the West line of said Lot 10, Block 1, CASA MANANA and the West line of Lot 11, Block 1 of CASA MANANA and the Southerly extension of the West line of said Lot 11, Block 1 CASA MANANA 80.00 feet to the centerline of the Enterprise Irrigation Canal, thence South 89°12'00" West along the centerline of said Enterprise Irrigation Canal 100.00 feet to a point on the West line of said Lot 25 VICORY ACRES, thence North 00°38'00" West along the West line of said Lot 25 and 24 VICORY ACRES 80.00 feet; thence North 89°12'00" East 100.00 feet to the TRUE POINT OF BEGINNING.

and more commonly known as 1769 Logan Street, OR 97603.