

2024-009098

Klamath County, Oregon



00334733202400090980030038

10/18/2024 11:55:44 AM

Fee: \$92.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**
DROBNY LAW OFFICES, INC./RH
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

MAIL TAX STATEMENTS TO:
Geraldine A. Prevatt, Trustee
4770 Loch Lomond Drive
Carmichael, CA 95608

Grantor:
Geraldine A. Prevatt
4770 Loch Lomond Drive
Carmichael, CA 95608

Grantee:
Geraldine A. Prevatt, Trustee
4770 Loch Lomond Drive
Carmichael, CA 95608

WARRANTY DEED

The undersigned grantors declare: "This conveyance transfers the grantors' interest into their revocable living trust."
() Unincorporated area: () City of _____, and
FOR NO CONSIDERATION,

GERALDINE A. PREVATT, Grantor, hereby CONVEYS and WARRANTS to GERALDINE A. PREVATT, Trustee of THE GERALDINE A. PREVATT FAMILY TRUST dated August 27, 2024, Grantee, all right, title and interest in and to the following described real property:

LEGAL DESCRIPTION:	Lot 27 in Book 15 Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
A.P.N.:	R264332

AND

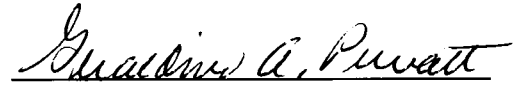
LEGAL DESCRIPTION:	Lot 43 in Block 8 Sprague River Valley Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
A.P.N.:	R356288

The true consideration for this conveyance is \$0.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED: August 27, 2024


GERALDINE A. PREVATT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On 08/27/2024 before me, Mark S. Drobny, a Notary Public
(insert name and title of the officer)

personally appeared Geraldine A. Prevatt
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

