

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Dianne Farkas

Grantor's Mailing Address: 8536 Sierra Cima Lane, Las Vegas, Nevada 89128

Grantee: Dianne Myers Farkas, Trustee of the Dianne Myers Farkas Trust

Grantees Mailing Address: 8536 Sierra Cima Lane, Las Vegas, Nevada 89128

Type of Document to be Recorded: WARRANTY DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Warranty Deed: Recorded July 25, 2001; Vol M01, Page 37031

Situs Address: vacant lot, no assigned address

Tax Account Number: 238665; Map and Taxlot: 3507-017DC-02700

Until a change is requested, all Tax Statements shall be sent to the following address:

Dianne Myers Farkas, Trustee
8536 Sierra Cima Lane
Las Vegas, NV 89128

After Recording Mail To:

uDeed, LLC - 115527
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

Prepared By:

Dianne Farkas
8536 Sierra Cima Lane
Las Vegas, NV 89128

WARRANTY DEED

TITLE OF DOCUMENT

Dianne Farkas, Grantor, conveys and warrants to **Dianne Myers Farkas, Trustee of the Dianne Myers Farkas Trust**, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

LOT 7 IN BLOCK 4 OF TRACT NO. 1021 – WILLIAMSON RIVER KNOLL, TOGETHER WITH AN UNDIVIDED 1/80TH INTEREST IN AND TO THE FOLLOWING: THE EASTERLY 60 FEET OF THAT PORTION OF GOVERNMENT LOTS 40, 41, 44 AND 45 IN SECTION 20, TOWNSHIP 35 SOUTH, RANGE 7 EAST, LYING SOUTH OF THE WILLIAMSON RIVER KNOLL SUBDIVISION AND NORTH OF THE WILLIAMSON RIVER.

Tax Account No.: **238665**; Map and Taxlot: **3507-017DC-02700**

Prior Recorded Document Reference: **Warranty Deed**: Recorded **July 25, 2001**; Vol **M01**, Page **37031**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and **N/A**

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 12th day of August, 2024. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

Dianne Farkas
Dianne Farkas

STATE OF Nevada }
COUNTY OF Clark } ss

This instrument was acknowledged before me this 12th day of August, 2024, by **Dianne Farkas**.

NOTARY STAMP/SEAL

Before Me: [Signature]
NOTARY PUBLIC- STATE OF Nevada
My Commission Expires: 6-13-2025

