

2024-009386

Klamath County, Oregon



00335082202400093860020024

10/29/2024 08:57:06 AM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, OR 97601

Send tax statements to:

Kevin T. Heaton and Wendy L. Heaton,  
Trustees of the WK Heaton Trust  
932 Apogee Way  
Klamath Falls, OR 97601

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WARRANTY DEED

**Kevin T. Heaton and Wendy L. Heaton**, as tenants by the entirety, Grantors, convey and warrant to **Kevin T. Heaton and Wendy L. Heaton, Trustees of the WK Heaton Trust dated October 18, 2024**, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 3, GRAY ROCK - TRACT 1374, PHASE 1, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath Falls, Oregon

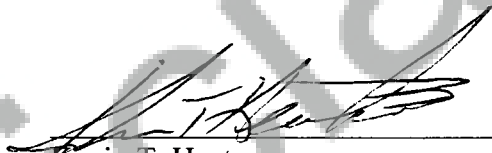
More commonly known as 932 Apogee Way, Klamath Falls, Oregon 97601


There is no consideration for this conveyance. It is done for estate planning purposes.

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.

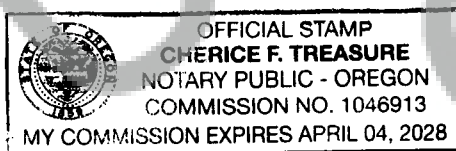
Dated this 18<sup>th</sup> day of October, 2024.

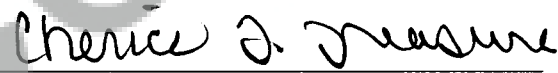
  
Kevin T. Heaton

  
Wendy L. Heaton

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

Personally appeared the above-named **Kevin T. Heaton** and **Wendy L. Heaton** acknowledge the foregoing instrument to be their voluntary act. Before me this 18<sup>th</sup> day of October, 2024.



  
Notary Public for Oregon  
My commission expires: 4-4-2028