

2024-009387

Klamath County, Oregon



00335083202400093870020021

10/29/2024 09:01:02 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:

Pam and Dave Mathes Trust
27120 Petersteiner Rd.
Bonanza, OR 97623

WARRANTY DEED

David W. Mathes and Pamela D. Mathes, husband and wife, Grantors, convey and warrant to **Pamela D. Mathes and David W. Mathes, Trustees of the Pam and Dave Mathes Trust dated October 22, 2024**, and any amendments thereto, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 6, Block 2, Tract 1009 of YONNA WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

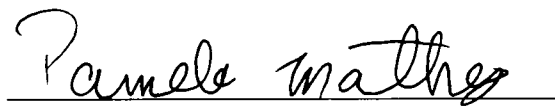
Parcel 1 of Land Partition 43-03 filed March 12, 2004 in the office of the County clerk being a replat of Lot 5, Block 2 of Tract No. 1009-YONNA WOODS situated in the NW 1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.


More commonly known as 27120 Petersteiner Rd., Bonanza, Oregon.

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.

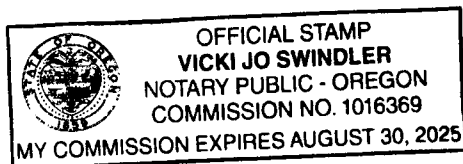
Dated this 22nd day of October, 2024.

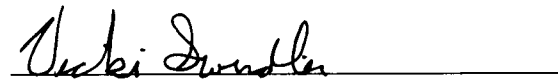

Pamela D. Mathes


David W. Mathes

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Pamela D. Mathes and David W. Mathes acknowledge the foregoing instrument to be their voluntary act. Before me this 22nd day of October, 2024.




Notary Public for Oregon
My commission expires: 8-30-2025