

**2024-009760**

**Klamath County, Oregon**



00335487202400097600020021

11/07/2024 01:22:14 PM

Fee: \$87.00

After recording, mail to:

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

Send tax statements to:

Randy and Suzette Machado Trust  
1311 Wild Plum Court  
Klamath Falls, OR 97601

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**WARRANTY DEED**

**Randal A. Machado and Suzette K. Machado**, husband and wife, Grantors, convey and warrant to **Randal A. Machado and Suzette K. Machado, Trustees of the Randy and Suzette Machado Trust dated October 30, 2024**, and any amendments thereto, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 16, Tract 1173, being a subdivision of Lot 1, Block 10,  
Lynnewood, in the County of Klamath, State of Oregon

Tax Account No. 424865

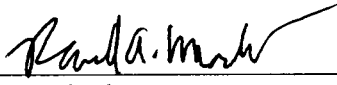
More commonly known as 1311 Wild Plum Court, Klamath Falls, Oregon 97601.

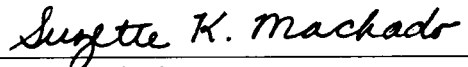
There is no consideration for this conveyance. It is done for estate planning purposes.

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.

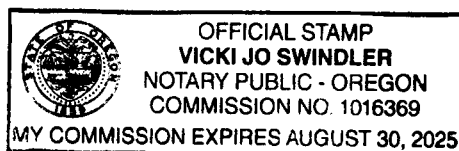
Dated this 30<sup>th</sup> day of October, 2024.

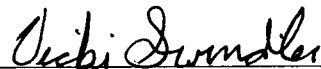
  
\_\_\_\_\_  
Randal A. Machado

  
\_\_\_\_\_  
Suzette K. Machado

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

Personally appeared the above-named Randal A. Machado and Suzette K. Machado acknowledge the foregoing instrument to be their voluntary act. Before me this 30<sup>th</sup> day of October, 2024.



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