



2024-009773
Klamath County, Oregon
11/08/2024 09:12:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Vincent James Donnerberg and Brenda Lynne
Donnerberg

14520 NE Knott Ct.

Portland, OR 97230

Until a change is requested all tax statements shall be
sent to the following address:

Vincent James Donnerberg and Brenda Lynne
Donnerberg

14520 NE Knott Ct.

Portland, OR 97230

File No. 654709AM

STATUTORY WARRANTY DEED

Mark S. Draper and Wendy J. Morgan-Draper, or their successors in trust as Trustee of the Mark S. Draper and Wendy J. Morgan-Draper Joint Revocable Living Trust executed on July 31, 2024,

Grantor(s), hereby convey and warrant to

Vincent James Donnerberg and Brenda Lynne Donnerberg, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 53, Block 3, Tract No. 1017, MOUNTAIN LAKE HOMESITES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$45,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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: November 6, 2024

Mark S. Draper and Wendy J. Morgan-Draper Joint Revocable Living Trust

By: Mark S. Draper

Mark S. Draper, Trustee

By: Wendy J. Morgan-Draper

Wendy J. Morgan-Draper, Trustee

State of Oregon } ss
County of Jackson }

On this 6th day of November, 2024, before me, Rhonda Jean Young a Notary Public in and for said state, personally appeared Mark S. Draper and Wendy J. Morgan-Draper, Trustees of the Mark S. Draper and Wendy J. Morgan-Draper Joint Revocable Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rhonda Jean Young

Notary Public for the State of Oregon

Residing at: Grants Pass OR Eagle Point

Commission Expires: 11-13-26

