



2024-010606
Klamath County, Oregon
12/09/2024 08:43:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Realize Properties, LLC

15315 SW Village Lane

Beaverton, OR 97007

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

Realize Properties, LLC

15315 SW Village Lane

Beaverton, OR 97007

File No. 656339AM

STATUTORY WARRANTY DEED

Dennis Philip Schlentz and Gail Elaine Schlentz, as Trustees of the Dennis and Gail Schlentz 2020 Trust, Dated 12/23/2020,

Grantor(s), hereby convey and warrant to

Realize Properties, LLC,

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 10, Block 10, Tract No. 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3408-027B0-02700

The true and actual consideration for this conveyance is \$16,000.00.

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:

Real property taxes due, if any, but not yet payable

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: December 5, 2024

Dennis & Gail Schlentz 2020 Trust

Dennis Philip Schlentz Trustee

Dennis Philip Schlentz, Trustee

Gail Elaine Schlentz Trustee

Gail Elaine Schlentz, Trustee

State of Texas

County of Ellis

On this 6th day of December 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared **Dennis Philip Schlentz and Gail Elaine Schlentz**, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the **Dennis and Gail Schletz 2020 Trust**, and acknowledged to me that he/she/they executed the same as Trustee.

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



Abi Gutierrez

ID NUMBER
13288822-2
COMMISSION EXPIRES
January 26, 2025

Abi Gutierrez

Notary Public for the State of Texas

Residing at: Feris, Texas

Commission Expires: 01/26/2025

Electronically signed and notarized online using the Proof platform.