

**2025-000089**

**Klamath County, Oregon**



00337412202500000890020029

01/06/2025 03:45:02 PM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson  
2769 Ivan Lane  
Klamath Falls, OR 97603

Send tax statements to:

Mel and Renée Ferguson Trust  
2769 Ivan Lane  
Klamath Falls, OR 97603

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## WARRANTY DEED

Melvin D. Ferguson and Renée M. Ferguson, Tenants by the Entirety, husband and wife, Grantors, convey and warrant to Melvin D. Ferguson and Renée M. Ferguson, Trustees of the Mel and Renée Ferguson Trust uad December 31, 2024, Grantees, and any amendments thereto the following described real property free of encumbrances except as specifically set forth herein:

Lot 10 in Block 2, Tract No. 1172, Shield Crest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Map: 3910-005C0-04600  
Account No. 588965

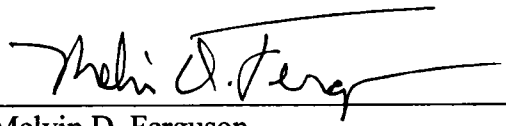
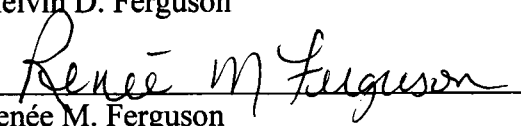
More commonly known as 2769 Ivan Lane, Klamath Falls, OR

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

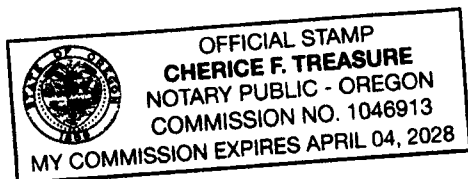
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED 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.

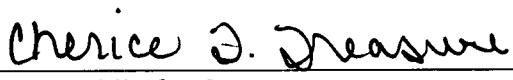
Dated this 31st day of December, 2024.

  
Melvin D. Ferguson  
  
Renée M. Ferguson

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

Personally appeared the above-named Melvin D. Ferguson and Renée M. Ferguson and acknowledge the foregoing instrument to be their voluntary act. Before me this 31st day of December, 2024.



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