



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Amy Palazzolo and Christopher Palazzolo

31465 Transformer Rd.

Malin, OR 97632

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

Amy Palazzolo and Christopher Palazzolo

31465 Transformer Rd.

Malin, OR 97632

File No. 659544AM

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### STATUTORY WARRANTY DEED

**Brenda Brunner,**

Grantor(s), hereby convey and warrant to

**Amy Palazzolo and Christopher Palazzolo, 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:

**The East 150 feet of the SE1/4 NE1/4 of Section 4, lying South of the High Line Irrigation Canal of Malin Irrigation District; and the SW1/4 NW1/4 of Section 3, lying South of the High Line Irrigation Canal of Malin Irrigation District, all in Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$303,000.00.**

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:

**Subject to that certain Deed of Trust in favor of Chase Bank, recorded on 10/26/2020, as instrument number 2020-013786, and all terms and conditions contained therein.**

**Subject to that certain Financing Statement in favor of Community 1st Credit Union, recorded on 3/1/2022, as instrument number 2022-002568, and all terms and conditions contained therein.**

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: February 4, 2025

Brenda Brunner  
Brenda Brunner

State of Oregon } ss  
County of Klamath }

On this 4th day of February, 2025, before me Jenny Brazil, a Notary Public in and for said state, personally appeared Brenda Brunner, 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.

JAB  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 9/19/2026

