2025-004357Klamath County, Oregon

00342702202500043570010018

06/09/2025 11:10:57 AM

Fee: \$82.00

AFTER RECORDING, RETURN TO: Johnson & Taylor, LLC Attn: Ryan M. Johnson 1193 Liberty Street SE

Salem, OR. 97302

SEND TAX STATEMENTS TO:

GRANTOR:

Sophia Misiewicz 1528 County Road O South Rudolph, WI 54475

GRANTEE/BENEFICIARY: Nicholas John Misiewicz 110 Grist Mill Drive Havelock, NC 28533

TRANSFER ON DEATH DEED

I, Sophia Misiewicz ("Grantor"), upon my death, do hereby convey and warrant to Beneficiary, Nicholas John Misiewicz ("Grantee"), all of my interest in the following described real property (the "Property"), free of encumbrances, situated in Klamath County, State of Oregon, Parcel # R-3711-017A0-00300-000, described more particularly as follows:

LOT 11, Block 5, Klamath Falls Forest Estates, Hwy 66, Plat (unit) 1

The true consideration for this conveyance is: Zero (\$0.00); Estate Planning Purposes. This property is free of liens and encumbrances, except as stated above.

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this AR day of MAY 2025.

Sophia Misiewicz, Grantor

STATE OF WISCONSIN

ss.

County of Portage

The foregoing instrument was acknowledged before me on this <u>28</u> day of <u>May</u> **2025**, by **Sophia Misiewicz**, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Notary Public for the State of Wisconsin

Statutory Warranty Deed Page 1 of 1

AURORA PEETZ Notary Public State of Wisconsin