

2025-005387

Klamath County, Oregon

07/01/2025 09:06:01 AM

Fee: \$87.00

After Recording Return to:

Kevin J. Tillson
Tillson Law P.C.
39075 Proctor Blvd., Suite C
Sandy, OR 97055

Send All Tax Statements To:

No Change Requested

WARRANTY DEED – STATUTORY FORM

Matthew J. Heberling and Madison M. Heberling (Grantors) convey and warrant to MATTHEW JOSEPH HEBERLING and MADISON MARIE HEBERLING, Trustees, or their successors in trust, under the HEBERLING FAMILY LIVING TRUST, dated June 30, 2025, and any amendments thereto (Grantee), Grantors' interest in the following described real property situated in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein, to-wit:

Lot 21 in Tract 1400 – Regency Estates – Phase 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel No.: R890287

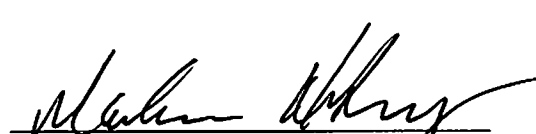
This property is free from encumbrances, EXCEPT for all those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable, or the rights of the public in and to that said portion of the above property lying within the limits of roads and highways.

The true and actual consideration for this conveyance is \$ 0.00 (transfer to trust).

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.

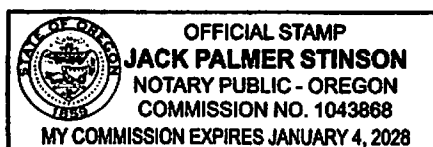
IN WITNESS WHEREOF, the grantors have executed this instrument on June 30, 2025.

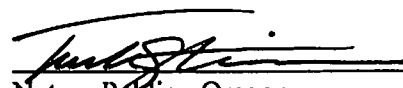

Matthew J. Heberling


Madison M. Heberling

STATE OF OREGON, County of Clackamas) ss.

This instrument was acknowledged before me on June 30, 2025, by Matthew J. Heberling and Madison M. Heberling.




Notary Public - Oregon