

2025-005696

Klamath County, Oregon

07/03/2025 10:53:01 AM

Fee: \$92.00

After Recording, Return to:

Harris & Bowker LLP
10300 SW Greenburg Road, Suite 530
Portland, OR 97223-5486

Send Tax Statements to:

Joseph & Patricia Nagorski, Trustees
14022 Keno Terrace Dr.
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

Joseph S Nagorski and Patricia L Nagorski, Grantors, convey and warrant to Joseph S. Nagorski and Patricia L. Nagorski, Trustees of the Nagorski Family Trust dated July 1, 2025, Grantees, all of Grantors' interest in and to the real property and improvements commonly known as 14022 Keno Terrace Dr., Klamath Falls, OR 97601 and legally described as follows:

Lot 24 in Block 2, TRACT 1179, SECOND ADDITION TO KENO HILLSIDE
ACRES, according to the official plat thereof on file in the office of the County
Clerk, Klamath County, Oregon.

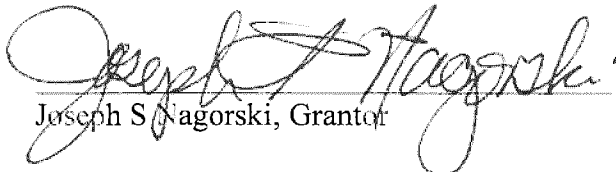
Parcel #: 501488, 503074
Tax Lot: 3908-031D0-01200

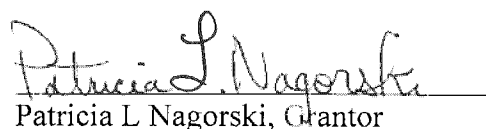
Subject to all encumbrances of record.

The true consideration for this conveyance is \$00.00. Grantors are funding their revocable living 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.

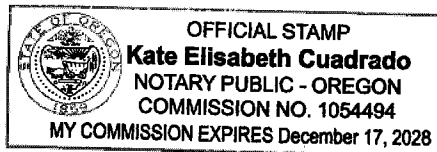
DATED this 1st day of July, 2025.

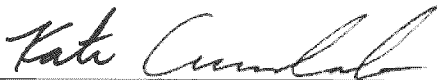

Joseph S Nagorski, Grantor


Patricia L Nagorski, Grantor

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on July 1, 2025, by Joseph S Nagorski and Patricia L Nagorski, Grantors.





Notary Public for Oregon
My Commission Expires: 12-17-28

W:\clients\Nagorski, Joseph & Trisha\Warranty Deed - 14022 Keno Terrace Dr.docx