

Amerititle 1003159

File No.: 25-155994

**2025-005840**

**Klamath County, Oregon**

07/09/2025 01:48:01 PM

Fee: \$112.00

<b>Grantor</b>
Will Wallace and Tony Johnson 15100 NW McNamee Road Portland, OR 97231
<b>Grantee</b>
Donna Rae Hentsch 2124 Dixon Street Klamath Falls, OR 97601
<b>After recording return to</b>
Donna Rae Hentsch 2124 Dixon Street Klamath Falls, OR 97601
<b>Until requested, all tax statements shall be sent to</b>
Donna Rae Hentsch 2124 Dixon Street Klamath Falls, OR 97601 Tax Acct No(s): R-4110-002DD-03300-000, 121371

Reserved for Recorder's Use

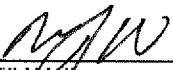
### **STATUTORY WARRANTY DEED**

Will Wallace and Tony Johnson, Grantor(s) convey and warrant to Donna Rae Hentsch, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030)

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.


Executed this 27th day of June, 2025

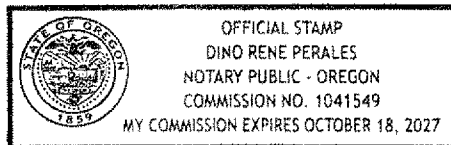
  
Will Wallace

\_\_\_\_\_  
Tony Johnson

STATE OF OREGON  
COUNTY OF Multnomah

This instrument was acknowledged before me this 27<sup>th</sup> day of June, 2025 by Will Wallace.

  
Notary Public for Oregon  
My Commission Expires: Oct. 18 2027



Executed this 30 day of June, 2025

Will Wallace

Tony Johnson

STATE OF OREGON

COUNTY OF \_\_\_\_\_


This instrument was acknowledged before me this \_\_\_\_\_ day of June, 2025 by Will Wallace.

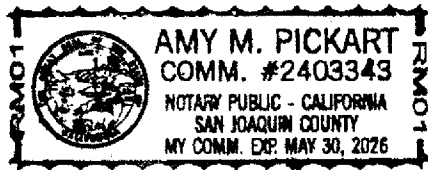
Notary Public for Oregon

My Commission Expires: \_\_\_\_\_

STATE OF OREGON <sup>Q</sup>CALIFORNIA  
COUNTY OF SAN JOAQUIN

This instrument was acknowledged before me this 30 day of June, 2025 by Tony Johnson.

  
Notary Public for Oregon <sup>Q</sup>CALIFORNIA  
My Commission Expires: 05/30/2026



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 3, Block 21, ORIGINAL TOWN OF MERRILL, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**EXHIBIT "B"**  
**Exceptions**

2025-2026 Taxes, a lien not yet due and payable.