



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006171

Klamath County, Oregon

07/18/2025 09:32:01 AM

Fee: \$92.00

After recording return to:

Paweena Green and Kevin Green

13791 Roxey Dr

Garden Grove, CA 92843

Until a change is requested all tax statements
shall be

sent to the following address:

Paweena Green and Kevin Green

13791 Roxey Dr

Garden Grove, CA 92843

File No. 1006596

STATUTORY WARRANTY DEED

William R. Diekmann and Susan M. Diekmann, Trustees of the William R. Diekmann and Susan M. Diekmann Revocable Trust, Grantor(s), hereby convey and warrant to

Paweena Green and Kevin Green, as tenants by the entireties ,

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 West 1/2 of Lots 11 and 12, Block 17 Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$159,900.00.

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:

Real property taxes due, if any, but not yet payable

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: 7-14-25

The William R. Diekmann and Susan M. Diekmann Revocable Living Trust

By William R. Diekmann, Trustee
William R. Diekmann, Trustee

By: Susan M. Diekmann, Trustee
Susan M. Diekmann, Trustee

State of Oregon} ss.
County of Klamath}

On this 14th day of July, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared William R. Diekmann and Susan M. Diekmann known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the William R. Diekmann and Susan M. Diekmann Revocable Living Trust and acknowledged that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: May 19, 2029

