

2025-006508

Klamath County, Oregon



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07/28/2025 01:40:33 PM

Fee: \$92.00

WARRANTY DEED -- STATUTORY FORM

Grantor: ARON FRASER, Trustee

Grantees: ARON FRASER and LILY M. FRASER

After recording return to:

**ARON FRASER
26192 Old River Road
Monroe, OR 97456**

Address for tax statements:

**ARON FRASER
26192 Old River Road
Monroe, OR 97456**

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of other value given.

ARON FRASER, Trustee of the ARON FRASER Revocable Living Trust dated October 17, 2022, Grantor, conveys and warrants to ARON FRASER and LILY M. FRASER, not as tenants in common, but with right of survivorship, that is, the fee shall vest in the survivor of the Grantees, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

Klamath County Assessor's Acct. No. R869484, Map No. R-2508-005D0-00300 (4.87 acres) described as follows:

Lot 2 in Block 1, Tract 1214 Deschutes Land Sales, Unit 2, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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, AND 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 THE 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

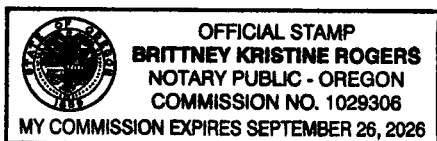
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR 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 21st day of July, 2025.

Aron Fraser
ARON FRASER, Trustee of the ARON
FRASER Revocable Living Trust dated
October 17, 2022

STATE OF OREGON)
County of Lane) ss. July 21, 2025.

Personally appeared the above-named **ARON FRASER, Trustee of the ARON FRASER Revocable Living Trust dated October 17, 2022**, and acknowledged the foregoing instrument to be his voluntary act and deed.



Brittney Rogers
Notary Public for Oregon
My Commission expires: September 26, 2026