

2025-010048

Klamath County, Oregon



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11/10/2025 09:24:14 AM

Fee: \$92.00

Allen Pranghofer and Carol Pranghofer
Grantors
Allen Pranghofer and Carol Pranghofer, Trustees
6733 Shasta Way
Klamath Falls, OR 97603
Grantees
After recording return to:
Grantees

Returned at Counter
Mark Runnels

Until a change is requested, all tax statements shall be sent to:
Allen Pranghofer and Carol Pranghofer, Trustees
6733 Shasta Way, Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Allen Pranghofer and Carol Pranghofer, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Allen Pranghofer and Carol Pranghofer, Trustees of THE A and C PRANGHOFER LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this November 6, 2025.

Allen Pranghofer

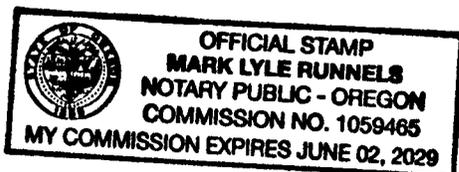
Carol Pranghofer

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Allen Pranghofer and Carol Pranghofer and each acknowledged the foregoing instrument to be their voluntary act and deed.

This 6th day of November, 2025.

(S E A L)



Before me:
Notary Public for Oregon

EXHIBIT "A"

Lot 8, Block 4, SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the following:

Beginning at the Southwest corner of said Lot 8; thence North 134.37 feet to the Northwest corner of said Lot 8; thence South 04° 40' 55" East 134.76 feet to the South line of said Lot 8, Also being the Northerly right of way line of Shasta Way; thence South 89° 42' 00" West 11.00 feet to the point of beginning.

Unofficial Copy