



THIS SPACE RESERVED FOR

**2018-012942**

**Klamath County, Oregon**

10/23/2018 01:23:01 PM

Fee: \$87.00

After recording return to:

Patrick Budden

1835 Portland St

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Patrick Budden

1835 Portland St

Klamath Falls, OR 97601

File No. 262783AM

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### STATUTORY WARRANTY DEED

**Axel B. Fredstrup and Solveig G. Fredstrup, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Patrick Budden,**

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:

**Parcel 1 of Land Partition 33-17, being a replat of Parcel 1 of "Land Partition 56-06", being situated in the N 1/2 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon August 2018, recorded September 18, 2018 in Volume 2018, page 011333, records of Klamath County, Oregon,**

**said Land Partition 56-06 being a replat of Parcel 1 of "Land Partition 55-97", situated in the NW 1/4 and the NE 1/4 of Section 15, T38S, R9EWM, Klamath County, Oregon November, 2006,**

**said Land Partition 55-97 being Parcel 1 of "Land Partition 44-93" situated in the N 1/2 of Section 15, T38S, R9E, W.M., Klamath County, Oregon,**

**said Land Partition 44-93 being a portion of Parcel 2 of "Minor Land Partition No. 9-90", situated in Section 15, T38S, R9EWM, Klamath County, Oregon,**

**said Minor Land Partition No. 9-90 situated in Section 15 and the W 1/2 of Section 14, T38S, R9EWM, Klamath County, Oregon.**

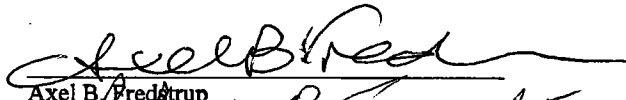
The true and actual consideration for this conveyance is \$21,000.00.

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:

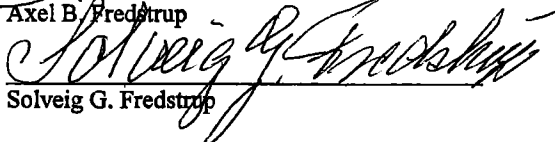
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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 22 day of OCT, 2018



Axel B. Fredstrup



Solveig G. Fredstrup

State of } ss Oregon  
County of } Josephine

October 22, 2018 Deniene M. Romero

On this day of, before me, a Notary Public in and for said state, personally appeared, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon

Residing at: Grants Pass

Commission Expires: March 12, 2022

Axel B. Fredstrup  
and  
Solveig G. Fredstrup

