

Prepared By

JUNE E JONES
8229 SE 74TH AVE
PORTLAND, Oregon
97206

2019-012498

Klamath County, Oregon



00249240201900124980030038

10/25/2019 12:50:24 PM

Fee: \$92.00

After Recording Return To *and Taxes.*

ALEXANDER AND MISTY RAE FELDSHTEIN
15607 NE NOBLE ST
VANCOUVER, Washington
98682

Returned at Counter

Space Above This Line for Recorder's Use

OREGON GENERAL WARRANTY DEED

State of Oregon

KLAMATH County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

JUNE E JONES, a single individual, residing at 8229 SE 74TH AVE, PORTLAND, Oregon, 97206.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to MISTY RAE FELDSHTEIN and ALEXANDER FELDSHTEIN, a married couple, residing at 15607 NE NOBLE ST, VANCOUVER, Washington, 98682 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or the following described real estate, situated in KLAMATH County, Oregon, to-wit:

LOT 43, IN BLOCK 18, AS SHOWN ON MAP ENTITLED "OREGON PINES" FILED JUNE 30, 1969 IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Required Disclosure Statement

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

June E Jones Date October 25 2019
Grantor's Signature

JUNE E JONES

8229 SE 74TH AVE, PORTLAND, Oregon, 97206



NOTARY ACKNOWLEDGMENT

State of Oregon)

County of KLAMATH)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that JUNE Evelyn Jones whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 25th day of October, 2019.

Paula J Harris (SEAL)
Notary Public

My Commission Expires: Dec 08, 2020

