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| 2019-014534 Klamath County, Oregon 12/13/2019 04:03:01 PM Fee: \$87.00 |
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THIS SPACE RESERVED FOR

After recording return to:
 Jasmine Nicole Wedekind
 PO Box 325
 Gilchrist, OR 97737

Until a change is requested all tax statements shall be sent to the following address:
 Jasmine Nicole Wedekind
 PO Box 325
 Gilchrist, OR 97737
 File No. 332946AM

STATUTORY WARRANTY DEED

Linda K. Janisch, individually, and Linda K. Janisch, as Affiant/Claiming Successor and heir of the Estate of Virginia Marie Wright, deceased,

Grantor(s), hereby convey and warrant to

Jasmine Nicole Wedekind,

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 28-98 being Parcel 2 of Minor Land Partition 28-86 located in the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2409-030CD-02302
 2409-030CD-02302

The true and actual consideration for this conveyance is \$91,000.00.
 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:



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 5th day of December, 2019.

Linda K. Janisch, individually, and Linda K. Janisch, as Affiant/Claiming Successor and heir of the Estate of Virginia Marie Wright, deceased,

Linda K. Janisch Individually
Linda K. Janisch, Individually

Linda K. Janisch Affiant Claiming Successor and Heir
Linda K. Janisch, Affiant/Claiming Successor and heir

State of Oregon } ss
County of Deschutes }

On this 5th day of December, 2019, before me Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Linda K. Janisch, individually, and Linda K. Janisch, as Affiant/Claiming Successor and heir of the Estate of Virginia Marie Wright, deceased, 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.

Jillian Nadene Pickle
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: Oct 16 2020

