



2020-000725

Klamath County, Oregon

01/17/2020 02:42:06 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christian Ritzenthaler

1627 NW Summit Dr

Bend, OR 97703

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

Christian Ritzenthaler

1627 NW Summit Dr

Bend, OR 97703

File No. 340312AM

STATUTORY WARRANTY DEED

**Annette M. Hendricks and David A. Gallessich,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Christian Ritzenthaler,

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:

A portion of Lots 3 and 4, Block 12 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of Lot 3, Block 12, of HOT SPRINGS ADDITION to the City of Klamath Falls, which point is 35.9 feet East of the Northwest corner of said Lot 3, running thence South and parallel with the West line of said Lot 3 a distance of 121 feet; thence East and parallel with Canby Street, a distance of 42.5 feet; thence North and parallel with the West line of Lot 3, a distance of 121 feet to the South line of Canby Street; thence West along the South line of Canby Street a distance of 42.5 feet to the point of beginning.

TOGETHER WITH an easement, subject to the terms and provisions thereof, recorded February 28, 1944 in Volume 162, page 521, Records of Klamath County, Oregon, to wit:

TOGETHER WITH an easement over and across a strip of land five feet in width adjoining the above tract on the West and an easement over and across a strip of land five feet in width adjoining above tract of the East and reserving unto the grantors, their heirs and assigns, an easement over and across the West five feet, and also the East five feet of above described tract to be used as driveways.

The true and actual consideration for this conveyance is \$192,000.00.

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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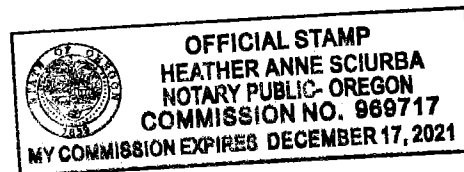
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13 day of Jan, 2020

David A. Gallessich
David A. Gallessich

State of Oregon } ss
County of Clatsop

On this 13 day of January, 2020, before me, Heather Sciorba a Notary Public in and for said state, personally appeared David A. Gallessich, 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: Hamath Falls, OR
Commission Expires: Dec. 17 2021

Dated this _____ day of _____, _____.

Anette M. Hendricks

State of _____ } ss
County of _____ }

On this _____ day of January, 2020, before me, _____ a Notary Public in and for said state, personally appeared Anette M. Hendricks, 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 _____
Residing at: _____
Commission Expires: _____

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 13 day of Jan 2020

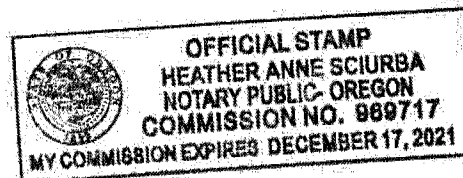
David A. Gallessich
David A. Gallessich

State of Oregon ss
County of Klamath

On this 13 day of January, 2020, before me, Heather Sciorba a Notary Public in and for said state, personally appeared David A. Gallessich, 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.

Heather Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: Dec. 17, 2021



Dated this 14 day of January 2020

Annette M. Hendricks
Annette M. Hendricks

State of California ss
County of Humboldt

On this 14th day of January, 2020, before me, Kent Froblom a Notary Public in and for said state, personally appeared Annette M. Hendricks, 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.

Kent Froblom
Notary Public for the State of California
Residing at: Eureka, CA
Commission Expires: Sept 18, 2023

