

**2020-006116**

**Klamath County, Oregon**

**05/18/2020 09:41:00 AM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
SunLand Properties LLC  
12650 W. 64th Ave. Unit E, #171  
Arvada, CO 80004

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**WARRANTY DEED**

THE GRANTOR(S),

- JEFFEREY HALASCHAK and JANELLE WEDEL, 3017 WHIPERING PINES  
LN, FULTONDALE, AL 95068,

for and in consideration of: \$5500.00 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Charles Conroy, 12650 W. 64th Ave. Unit, E, #171, Arvada, CO  
80004,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 16 in Block 5 of Klamath Forest Estates, according to the Official Records on file in  
the Office of the County Clerk of said Klamath County, Oregon.

Map No.: R-3510-015C0

Tax Lot No.: 00800


260853

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,  
restrictions, rights of way and easements of record the grantor hereby covenants with the  
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and  
has good right to sell and convey the same; and that Grantor, his heirs, executors and  
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns  
against all lawful claims whatsoever.

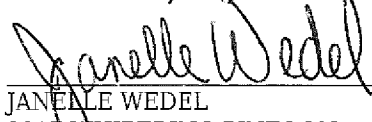
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING  
FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS  
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,  
OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY  
DESCRIBED 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.

**Grantor Signatures:**

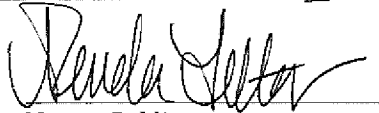
DATED: 5-8-20  
  
JEFFEREY HALASCHAK  
3017 WHIPERING PINES LN,  
FULTONDALE, AL 95068

**Grantor Signatures:**

DATED: 5/8/2020  
  
JANELLE WEDEL  
3017 WHIPERING PINES LN,  
FULTONDALE, AL 95068

STATE OF Alabama  
COUNTY OF Jefferson, ss:

This instrument was acknowledged before me on this 8 day of May, 2020.  
\_\_\_\_\_ by JEFFEREY HALASCHAK and JANELLE WEDEL.



Notary Public  
Signature of person taking  
acknowledgment

\_\_\_\_\_  
Title (and Rank)

My commission expires 3-18-2023

