



07/02/2020 11:30:47 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Stephanie Kristine Gerig + Mark Allan Usselman  
18506 Freight Road Ln Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Gerig/Usselman  
18506 Freight Road Ln, Klamath Falls OR 97601

**STATUTORY WARRANTY DEED**

Returned at Counter

Stephanie Kristine Gerig [NAME OF GRANTOR], with an address  
of 18506 Freight Road Ln [GRANTOR ADDRESS HERE] Klamath Falls &  
("Grantor"), conveys and warrants to Stephanie Kristine Gerig and Mark Allan Usselman  
[NAME OF GRANTEE HERE], whose address is  
18506 Freight Road Ln, Klamath Falls OR 97601 [GRANTEE ADDRESS HERE],

("Grantee"), the following described real property (the "Property") free of encumbrances, except  
as specifically set forth herein:

Land in Klamath [COUNTY NAME HERE] County,  
Oregon, described more particularly as follows:

Lot 3, Block 26, Klamath River Acres 4th Addition, according  
to the official plat thereof on file in the office of the  
county clerk, Klamath County, Oregon

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$ 1.00

This property is free of liens and encumbrances, EXCEPT: none known

**[LIST EXCEPTIONS]**

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 2 day of July, 2020

Stephane Kristine Gerig  
Grantor

STATE OF OREGON

COUNTY OF Klamath

ss.

The foregoing instrument was acknowledged before me on this 2<sup>nd</sup> day of July, 2020, by Stephane K Gerig [NAME OF GRANTOR **HERE**], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Christopher M Fangman  
Printed Name: Christopher M. Fangman  
Notary Public in and for the State of Oregon



**EXHIBIT A**  
**Property Description**

Lot 3, Block 26, Klamath River Acres  
4th Addition, according to the official  
plat thereof on file in the office of  
the County Clerk, Klamath County, Oregon.