



2020-012237

Klamath County, Oregon

09/25/2020 10:03:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Jason Leitzke and Brittany Leitzke

Michael Rd

La Pine, OR 97739

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

Jason Leitzke and Brittany Leitzke

Michael Rd

La Pine, OR 97739

File No. 398362AM

### STATUTORY WARRANTY DEED

**Robert B. Skinner, each as to an undivided 50% interest and Linda K. Thomas, each as to an undivided 50% interest,**

Grantor(s), hereby convey and warrant to

**Jason Leitzke and Brittany Leitzke, as Tenants by the Entirety,**

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 the N1/2 of the NW1/4 of the SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the Northeast corner of the North half of the Northwest Quarter of the Southwest Quarter of said section; thence West along the North line of the North half of the Northwest Quarter of the Southwest Quarter for 417.50 feet; thence South Parallel with the East line of the said North half of the Northwest Quarter of the Southwest Quarter 417.50 feet; thence East parallel with the North line of the North half of the Northwest Quarter of the Southwest Quarter 417.50 feet; thence North along the East line of the North half of the Northwest Quarter of the Southwest Quarter 417.50 feet to the true point of beginning. Except therefrom the North 30 feet which has been reserved for a roadway.**

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

2310-016C0-00900

2310-016C0-01000

The true and actual consideration for this conveyance is \$85,000.00.

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:

*"2020-2021 Real Property Taxes, a lien not yet due and payable"*



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.

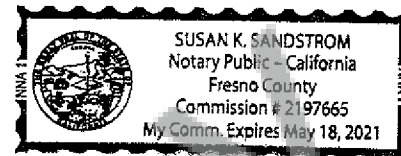
Dated this 18 day of September 2020

Linda K. Thomas  
Linda K Thomas

State of California } ss  
County of Fresno }

On this 18<sup>th</sup> day of September, 2020, before me, Susan K. Sandstrom, a Notary Public in and for said state, personally appeared Linda K. Thomas, 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.

Susan K. Sandstrom  
Notary Public for the State of CA  
Residing at: Fresno, CA  
Commission Expires: May 18, 2021



Dated this 22<sup>nd</sup> day of Sept, 2020

Robert B Skinner  
Robert B Skinner

State of Oregon } ss  
County of Deschutes }

On this 22<sup>nd</sup> day of Sept, 2020, before me, Jillian Madene Pickle a Notary Public in and for said state, personally appeared Robert B Skinner, 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 Madene Pickle  
Notary Public for the State of Oregon  
Residing at: Laurel Dr  
Commission Expires: Oct 16 2020

