



THIS SPACE RESERVED FOR

2020-015414

Klamath County, Oregon

11/25/2020 09:21:01 AM

Fee: \$87.00

After recording return to:

Peter Biskup
719 N. 9th St.
Klamath Falls, OR 97601

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

Peter Biskup
719 N. 9th St.
Klamath Falls, OR 97601
File No. 411431AM

STATUTORY WARRANTY DEED

**Ronald W. Ketler and Julie A. Ketler, as Tenants by the Entirety as to Parcel 1
and
Julie Ketler and Jacob Ketler as to Parcel 2,**

Grantor(s), hereby convey and warrant to

Peter Biskup,

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:

Beginning at a point on the Southerly line of 9th Street, 154 feet Northwesterly from the Southeasterly corner of Lot 1, Block 65 of NICHOLS ADDITION TO THE TOWN OF LINKVILLE (NOW CITY OF KLAMATH FALLS); thence Northwesterly along the Easterly line of said Lot 1 a distance of 40 feet, more or less, to a point 83 feet Southeasterly along said line; from the intersection of the Easterly line of Prospect Street, and the Westerly line of 9th Street; thence Southwesterly parallel with Grant Street (formerly Franklin Street) a distance of 86 feet; thence Southeasterly parallel with 9th Street, 40 feet, more or less, to a point Northwesterly a distance of 154 feet along the Westerly line of said Lot 1, from the Northerly line of Grant Street; thence Northeasterly, parallel with Grant Street a distance of 86 feet to the point of beginning.

PARCEL 2:

Beginning at the most Northerly corner of Lot 1, of Block 65 of NICHOLS ADDITION to Linkville, now City of Klamath Falls, Oregon; thence Southeasterly along the Westerly line of 9th Street 83 feet; thence Southwesterly at right angles to 9th Street 86 feet; thence Northwesterly parallel with 9th Street to the Easterly line of Prospect Street; thence Northerly along the Easterly line of Prospect Street to the point of beginning, being a part of Lot 1 of said Block and Addition, as shown by the duly recorded plat thereof in the Office of the Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$80,000.00.

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:

Signed in counterpart

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 20th day of November, 2020

Julie A. Ketler
Julie A. Ketler

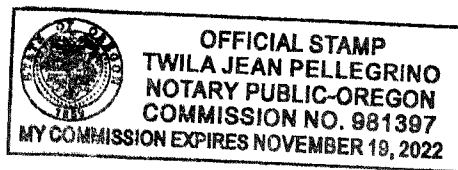
Ronald W. Ketler
Ronald W. Ketler

Jacob Ketler
Jacob Ketler

State of Oregon } ss
County of Klamath }

On this 20th day of November, 2020, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Ronald W. Ketler and Julie A. Ketler, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022



State of Oregon } ss
County of Klamath }

On this 23rd day of November, 2020, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Jacob Ketler, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

