

Return To:



**2020-016580**

**Klamath County, Oregon**

12/21/2020 09:42:01 AM

Fee: \$87.00

After Recording Return to:  
**Dylan Fremouw and Brooke Couchman**  
**PO Box 122**  
**Sprague River, OR 97639**

Until a change is requested all tax statements  
Shall be sent to the following address:  
(same as above)

File No. DE12951

**422252 AM**

**STATUTORY WARRANTY DEED**

**Hang Your Hat Properties LLC,**

herein called grantor, convey(s) and warrant(s) to

**Dylan Fremouw and Brooke Couchman, as tenants in common** each as to an undivided 50% interest

herein called grantee, all that real property situated in the County of Deschutes, State of Oregon,  
described as:

**LOT 10, BLOCK 13, KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON THE FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON**

**(R-3510-023A0-06200-000)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$6,000.00**.

**Return To:**  
**Deschutes County**  
**Title Company**

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, AND 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: 12/17/2020

Hang Your Hat Properties LLC

By: X

Joe Schmitt, manager

STATE OF Minnesota, County of Ramsey ) ss.

On 12/17/2020 personally appeared the above named Joe Schmitt, manager of Hang Your Hat Properties LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for

My commission expires:

Kelley Sheldon  
MN ST LOUIS  
01/31/2023

Official Seal

