



THIS SPACE RESERVED FOR

2021-001199
Klamath County, Oregon
01/26/2021 01:50:01 PM
Fee: \$87.00

After recording return to:
Christine Peel
2213 Ogden St
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Christine Peel
2213 Ogden St
Klamath Falls, OR 97603
File No. 429075AM

STATUTORY WARRANTY DEED

Daniel Bachtell, Claiming Successor of the Estate of Francesca Bachtell, Daniel Bachtell and Eric Bachtell

Grantor(s), hereby convey and warrant to

Christine Peel,

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:

Beginning at a point 720 feet East and 330 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway, and which iron pin is East 30 feet of the center of the road intersecting the Dalles-California Highway from the North, and which pin is North 30 feet of the center of said Highway; thence East 270 feet; thence North 70 feet; thence West 270 feet; thence South 70 feet to the point of beginning.

The true and actual consideration for this conveyance is \$149,000.00.
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:

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 22 day of Jan, 2021.

Estate of Francesca Bachtell, deceased

By: [Signature]
Daniel Bachtell, Claiming Successor

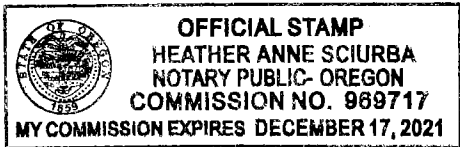
[Signature]
Daniel Bachtell
[Signature]
Eric Bachtell

State of Oregon } ss
County of Klamath }

On this 22 day of January, 2021, before me, [Signature] a Notary Public in and for said state, personally appeared Daniel Bachtell, individually and as Claiming Successor of the Estate of Francesca Bachtell, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County, OR
Commission Expires: Dec. 17 2021



State of Oregon } ss
County of Klamath }

On this 22 day of January, 2021, before me, [Signature] a Notary Public in and for said state, personally appeared Eric Bachtell 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County, OR
Commission Expires: Dec. 17 2021

