



THIS SPACE RESERVED FOR

2021-002715

Klamath County, Oregon

02/23/2021 01:55:01 PM

Fee: \$87.00

After recording return to:

Jennifer Schlecht

1104 Gate Park Dr.

Central Point, OR 97502

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

Jennifer Schlecht

1104 Gate Park Dr.

Central Point, OR 97502

File No. 439405AM

STATUTORY WARRANTY DEED

Judy Stover,

Grantor(s), hereby convey and warrant to

Jennifer Schlecht,

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:

Lot 18, Block 23 of SPRAGUE RIVER VALLEY ACRES, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

The N 1/2 of the NE 1/4 of Section 7, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

LESS AND EXCEPTING the following:

A parcel of land situated in the N 1/2 NE 1/4 Section 7, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 89°57'11" East a distance of 2524.57 feet from the Northwest corner of said Section 7; thence North 89°57'11" East 843.42 feet to a 5/8 inch iron rod; thence South 00°00'33" East 1323.27 feet to a 5/8" iron rod; thence South 89°59'33" West 853.24 feet to a 5/8" iron rod (also the center North 1/16 corner); thence North 00°24'56" East 1324.10 feet to the point of beginning.

The true and actual consideration for this conveyance is \$65,000.00.

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:

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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.

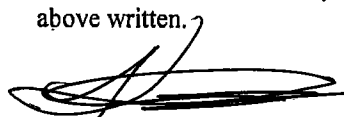
Dated this 18 day of February, 2021.


Judy Stover

State of CO, } ss
County of LOGAN, }

On this 18 day of February, 2021, before me, Kimberly Fuller, a Notary Public in and for said state, personally appeared Judy Stover, 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.


Notary Public for the State of CO,
Residing at: LOGAN COUNTY
Commission Expires: 10-30-2021

KIMBERLY FULLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134068201
MY COMMISSION EXPIRES OCT. 30, 2021