



THIS SPACE RESERVED FOR

2021-003769

Klamath County, Oregon

03/12/2021 02:56:01 PM

Fee: \$87.00

After recording return to:

Paul Poetsch Jr. and Frances M. Poetsch

4669 Marsh Hawk Dr.

Klamath Falls, OR 97601

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

Paul Poetsch Jr. and Frances M. Poetsch

4669 Marsh Hawk Dr.

Klamath Falls, OR 97601

File No. 440953AM

STATUTORY WARRANTY DEED

Gene W. Andal and Carolyn A. Andal, Trustees of the Andal Trust,

Grantor(s), hereby convey and warrant to

Paul Poetsch Jr. and Frances M. Poetsch, 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:

Lot 383, RUNNING Y RESORT, PHASE 6, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

The true and actual consideration for this conveyance is \$255,000.00.

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 10th day of March, 2021.

The Andal Trust

By: Gene W. Andal

Gene W. Andal, Trustee

By: Carolyn A. Andal

Carolyn A. Andal, Trustee

State of Oregon) ss.

County of Clackamas

On this 10th day of March, 2021, before me, Glenna A. Cooke a Notary Public in and for said state, personally appeared Gene W. Andal and Carolyn A. Andal known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Andal Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Glenna A. Cooke

Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: 07/07/2024

