

2021-007996
Klamath County, Oregon

After recording return to:
Michael Wallace and
Cheryl Dittmer
34968 Swank Drive
Albany, OR 97322



05/19/2021 01:44:08 PM

Fee: \$82.00**Mail Tax Statements To:**

Michael Wallace and
Cheryl Dittmer
34968 Swank Drive
Albany, OR 97322

WARRANTY DEED

TERRY GRATREACKS and CHERYL GRATREACKS, husband and wife, GRANTORS, hereby convey and warrant to MICHAEL WALLACE and CHERYL DITTMER, husband and wife, as joint tenants with survivorship rights, the following described real property free of encumbrances except as specifically set forth herein:

The SW 1/4 of the NE 1/4 and the S 1/2 of the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 17, Township 35 South, Range 12 East of the Willamette Meridian.

Consisting of 15 acres, more or less

Map: R3512-01700-00500 Account No. R291972

The true consideration for this conveyance is \$45,000.00 (Forty-five Thousand Dollars).

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 18th day of May, 2021.

Terry Gratreaks
TERRY GRATREAKS

Ceryl Gratreaks
CHERYL GRATREAKS

STATE OF OREGON

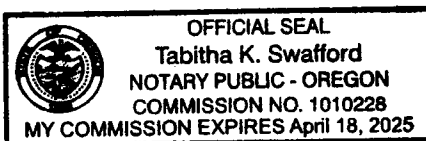
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) ss.

COUNTY OF KLAMATH

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On this the 18 day of May, 2021, personally appeared before me the above named Terry Gratreaks and Cheryl Gratreaks and acknowledged the foregoing instrument to be their voluntary act and deed.



Janatha K. Swafford
NOTARY PUBLIC

NOTARY PUBLIC

My commission expires: April 18, 2025