



06/24/2021 08:54:59 AM

Fee: \$82.00

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Timothy Howard
1575 Horton Road
Dairy, OR 97625

Returned at Counter

Grantor:
Richard Freitag and Tina Teeter
28594 Highway 70
Bonanza, OR 97623

Grantee:
Timothy Howard
1575 Horton Road
Dairy, OR 97625

-STATUTORY WARRANTY DEED-

The Grantors, Richard Freitag and Tina Teeter, hereby convey and warrant to Timothy Howard, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

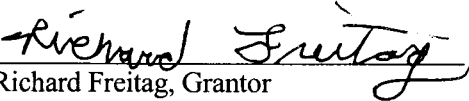
In Township 38 South, Range 11 East of the Willamette Meridian, Section 31: Lots 3, 4 and the E1/2 of the SW1/4; except those portions of Lots 3 and 4 described in Deed Volume 232 at page 340, in Deed Volume 151 at page 480, and in Deed Volume 107 at page 288; said property also being described as all that portion of the SW1/4 of Section 34 lying Northeasterly of the Dairy-Bonanza Highway and Easterly of the Buck Creek Channel.

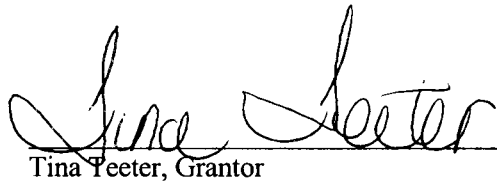
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any.

The true and actual consideration for this conveyance is contract fulfillment.

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.

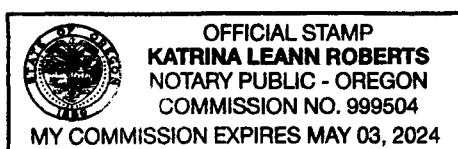
DATED this 23 day of June, ²⁰²¹~~2019~~



Richard Freitag, Grantor


Tina Teeter, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 23 day of June, ²⁰²¹~~2019~~ the above-named Richard Freitag and Tina Teeter, Grantors, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:




Notary Public for Oregon
My Commission expires: 05/3/2024