



2021-010573

Klamath County, Oregon

07/07/2021 02:11:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

David P. Unger and Kara Unger and Garth A. Ramseier
and Judith A. Ramseier

39709 Bunn Way

Bonanza, OR 97623

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

David P. Unger and Kara Unger and Garth A. Ramseier
and Judith A. Ramseier

39709 Bunn Way

Bonanza, OR 97623

File No. 466546AM

STATUTORY WARRANTY DEED

Stephen Roehrig,

Grantor(s), hereby convey and warrant to

**David P. Unger and Kara Unger, as Tenants by the Entirety, and Garth A. Ramseier and Judith A. Ramseier,
as Tenants by the Entirety, not as Tenants in Common but with Rights of Survivorship,**

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 2 of Land Partition 23-92 located in the SW1/4 of Section 21, Township 39 South, Range 12 East of
the
Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$250,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 4 day of July, 2021.

State of Idaho by Amanda Roehrig, attorney in fact
Stephen Roehrig, by Amanda Roehrig, attorney in fact

State of Idaho } ss.
County of Canyon }

On this 4th day of July, 2021, before me, Shelly Dyer a Notary Public in and for said state, personally appeared Amanda Roehrig known or identified to me to be the person(~~s~~) whose name(~~s~~) subscribed to the within instrument as Attorney-in-fact of Stephen Roehrig, and acknowledged to me that he(~~she~~) subscribed the name of Stephen Roehrig as principal and his/her own name as Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Shelly Dyer
Notary Public for the State of Idaho
Residing at: nampana
Commission Expires: 6-21-2025

