



2021-012043

Klamath County, Oregon

08/06/2021 01:13:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kristen Schooler

2815 Laverne Ave. Ste. C

Klamath Falls, OR 97603

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

Kristen Schooler

2815 Laverne Ave. Ste. C

Klamath Falls, OR 97603

File No. 469756AM

STATUTORY WARRANTY DEED

George Michael Redd and Kristi Lynn Redd, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Kristen Schooler,

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 of Land Partition 7-07, being a replat of Parcel 2 of Land Partition 66-92, situated in the SW1/4 SW1/4 of Section 1, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$380,000.00.

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

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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 2nd day of August, 2021

George Michael Redd
George Michael Redd
Kristi Lynn Redd
Kristi Lynn Redd

State of Oregon } ss
County of Curry }

On this 2nd day of August, 2021, before me, Gail Joan Foley, a Notary Public in and for said state, personally appeared George Michael Redd and Kristi Lynn Redd, 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.

Gail Joan Foley
Notary Public for the State of Oregon
Residing at: Brookline
Commission Expires: 9-17-2022

