

2021-012219

Klamath County, Oregon



00285360202100122190020025

08/10/2021 11:02:42 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
James and Mary Gerlach
5335 Main Street #202, Springfield, OR 97477

WARRANTY DEED

THE GRANTOR(S),
- FELECIA MADDUX, 2800 N KEENEWAY DR, MEDFORD, OREGON, 97501

for and in consideration of: 5000 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- James and Mary Gerlach, 5335 Main Street #202, Springfield, OR 97477

the following described real estate, situated in the County of Klamath, State of Oregon:

LOT 2 BLOCK 46 of OREGON Pines, according to the official plat thereof
~~3511-01340-00400~~ *onfile in the office of the County Clerk of*
Klamath County, OREGON. APN: R279193 MAP TAX LOT: R-3511-01340-
00400-00

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 4-4-2021

Felecia Maddux
Felecia Maddux

2800 N Keeneway Dr,
Medford, Oregon, 97501

Grantor Signatures:

DATED: _____

STATE OF OR
COUNTY OF Jackson, ss:

This instrument was acknowledged before me on this 4th day of April,
2021 by Felecia Maddux.



[Signature]
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 12/22/2024