

This document is to correct the incorrect Grantor name on original deed ref 2021-012219

2021-013393
Klamath County, Oregon

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



09/01/2021 10:38:09 AM

Fee: \$82.00

WARRANTY DEED

THE GRANTOR(S),
Felecia Marie 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 on file in the offices of the county clerk of Klamath County, Oregon. APN R279193
MAP TAX LOT: R-3511-013A0-00400-00

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: 8/31/2021

Felecia Marie Maddux

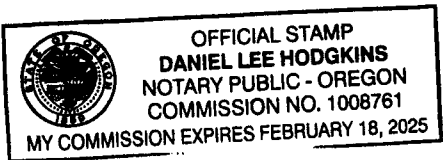
2800 N Keeneway Dr,
Medford, Oregon, 97501

Grantor Signatures:

DATED: _____

STATE OF Oregon
COUNTY OF Siskiyou, ss:

This instrument was acknowledged before me on this 31st day of August, 2021 by Felecia Maddux.



Notary Public

Signature of person taking acknowledgment

Notary Officer
Title (and Rank)

My commission expires 02/18/2025