



2021-014284
Klamath County, Oregon
09/20/2021 11:34:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
Judith Kay Neiswender and Joseph Neiswender
239 N Crater Lake Parkway
Klamath Falls, OR 97601

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

Judith Kay Neiswender and Joseph Neiswender
239 N Crater Lake Parkway
Klamath Falls, OR 97601

File No. 481001AM

STATUTORY WARRANTY DEED

Neil M. Walle and Jenny M. Walle, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Judith Kay Neiswender and Joseph Neiswender, as Tenants by the Entirety,

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:

A portion of Lot 15, Block 42 of HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the extreme Southeast corner of Lot 14, Block 42 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, as duly recorded and platted; thence North 37° 1' East 150.4 feet along the Southerly and Easterly line of said Lot 14, Block 42, Hot Springs Addition; thence South 54° 52' East 43.4 feet along the Southerly line of the alley through Block 42, Hot Springs Addition; thence South 35° 8' West 150.4 feet; thence North 54° 52' West 48.7 feet along the Northeasterly line of Alameda to the point of beginning all being in the SE1/4 SW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$170,000.00.

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 9th day of September, 2021.



Neil N. Walle




Jenny M. Walle

State of Oregon } ss
County of Klamath }

On this 9th day of September, 2021, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Neil M. Walle and Jenny M. Walle, 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.



Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 5/18/2025

