



THIS SPACE RESERVED FOR

2021-014737  
Klamath County, Oregon  
09/29/2021 12:17:01 PM  
Fee: \$87.00

After recording return to:

Jeremy Klettke

61535 S. Hwy. 97 Suite 9344

Bend, OR 97702

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

Jeremy Klettke

61535 S. Hwy. 97 Suite 9344

Bend, OR 97702

File No. 481683AM

### STATUTORY WARRANTY DEED

**Charles B. Price, II and Cheryl Price, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Jeremy Klettke,**

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:**

**Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.**

**Section 19: Government Lot 3 and Government Lot 4 and the East 1/2 of the Southwest 1/4**

**PARCEL 2:**

**Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

**Section 24: That portion of the South 1/2 Southeast 1/4 lying East of the Pacific Northwest Bell Company Road.**

**PARCEL 3:**

**Government Lot 3 and Government Lot 5, Section 18, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3613-00000-05600	359515
3612-00000-10200	353290
3613-018C0-00200	362583

The true and actual consideration for this conveyance is \$294,000.00.

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**

Return To:



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 24<sup>th</sup> day of September, 2021.

Charles B. Price II  
Charles B. Price II

Cheryl Price  
Cheryl Price

State of Montana } ss  
County of Ravalli }

On this 24<sup>th</sup> day of September, 2021, before me, Alyssa Meinhold a Notary Public in and for said state, personally appeared Charles B. Price, II and Cheryl Price, known or identified to me to be the persons whose names 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.

Alyssa Meinhold  
Notary Public for the State of Montana  
Residing at: Stevensville, MT  
Commission Expires: 9/21/24

