



After recording return to:  
Robert Foster and Shana Foster  
937 Loma Linda Dr  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Robert Foster and Shana Foster  
937 Loma Linda Dr  
Klamath Falls, OR 97601

File No.: 7161-3833634 (SA)  
Date: September 29, 2021

2021-015307

Klamath County, Oregon

10/12/2021 12:46:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

### STATUTORY WARRANTY DEED

**Ronald Ketler and Julie Ketler, as tenants by the entirety**, Grantor, conveys and warrants to **Robert Foster and Shana Foster, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**That portion of Lot 1, Block 218 of SECOND MILLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Commencing at the North-East corner of Lot 1, Block 218, SECOND MILLS ADDITION to the City of Klamath Falls, Oregon; thence 50 feet along the Northern boundary of Lot 1, from Division Street along Union Avenue in the direction of Martin Street; thence South along the dividing line of Lots 1 and 2, 40 feet; thence East along a line parallel with Union Avenue, a distance of 50 feet to the Easterly line of Lot 1 bordering on Division Street; thence North in the direction of Union Avenue, a distance of 40 feet to the place of beginning.**

**NOTE:** This legal description was created prior to January 1, 2008.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2021-2022** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)

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 12th day of October, 2021.

Ronald Ketler  
Ronald Ketler

Julie Ketler  
Julie Ketler

STATE OF Washington )  
 )ss.  
County of Snohomish )

This instrument was acknowledged before me on this 12th day of October, 2021  
by **Ronald Ketler and Julie Ketler**.

Renee Hendricks

Renee Hendricks  
Notary Public for Washington  
My commission expires: 08/09/2025

RENEE HENDRICKS  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 193847  
COMMISSION EXPIRES 08/09/2025

Notarized online using audio-video communication