



2021-016140

Klamath County, Oregon

10/26/2021 11:05:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR F

After recording return to:

Kristofor Stevenson and Jennifer Lynn Stevenson

3415 Riverdale Way

Carmichael, CA 95608

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

Kristofor Stevenson and Jennifer Lynn Stevenson

3415 Riverdale Way

Carmichael, CA 95608

File No. 479968AM

STATUTORY WARRANTY DEED

ACD Properties, LLC an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Kristofor Stevenson and Jennifer Lynn Stevenson, 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:

Beginning at a point South 89°18' East a distance of 1205.4 feet from the Southeast corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; thence North 0°42' East a distance of 129.45 feet; thence South 89°18' East a distance of 21.5 feet; thence in a Southerly direction 23.2 feet, more or less, parallel with the Southerly line of the U.S. Canal right of way to a line parallel with West line of property; thence South 0°42' West a distance of 118.3 feet; thence North 89°18' West a distance of 42.6 feet to the point of beginning, all lying in the S1/2 of the SE1/4 of the SW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$55,000.00.

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:

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 12 day of October, 2021.

ACD Properties, LLC an Oregon Limited Liability Company

By: [Signature]
Cliff DeGroot, Managing Member
Manager

State of OREGON } ss
County of CLATSOP }

On this 12th day of October, 2021, before me, Paula J. Savage a Notary Public in and for said state, personally appeared Cliff DeGroot known or identified to me to be the Managing Member in the Limited Liability Company known as ACD Properties, LLC an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Paula J. Savage
Notary Public for the State of OREGON
Residing at: Portland, OR
Commission Expires: 1/28/2023

