



After recording return to:
Katharyn Louise Goodstein
3624 Commercial St SE Unit 3456
Salem, OR 97302

Until a change is requested all tax
statements shall be sent to the
following address:
Katharyn Louise Goodstein
3624 Commercial St SE Unit 3456
Salem, OR 97302

4971255 AM
File No.: 7064-3825119 (SNB)
Date: September 16, 2021

THIS SPACE RESERVED FOR RECORD

2021-016169
Klamath County, Oregon
10/26/2021 03:48:01 PM
Fee: \$87.00

STATUTORY WARRANTY DEED

Eric Swenson and Colleen McCaffrey, Grantor, conveys and warrants to **Katharyn Louise Goodstein**, 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:

Lot 13, Block 4, Wagon Trail Acreages Number One, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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.

The true consideration for this conveyance is **\$120,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN: TBD

Statutory Warranty Deed
- continued

File No.: 7064-3825119 (SNB)

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 22nd day of October, 2021.

Eric Swenson
Eric Swenson

Colleen McCaffrey
Colleen McCaffrey

STATE OF Washington)
) ss.
County of Thurston)

This instrument was acknowledged before me on this 22nd day of October, 2021
by **Eric Swenson and Colleen McCaffrey**.

DAWN HEMPHILL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 198113
COMMISSION EXPIRES 03/21/2022

Dawn Hemphill

Notary Public for Washington
My commission expires: 03/21/2022

Notarized online using audio-video communication