

501267AM

RECORDING REQUESTED BY:



744 NE 7th Street  
Grants Pass, OR 97526

GRANTOR'S NAME:  
Jennifer Schlecht

GRANTEE'S NAME:  
Fredy Enrique

AFTER RECORDING RETURN TO:  
Order No.: 470321078685-RW  
Fredy Enrique  
37644 Highway 213  
Mount Angel, OR 97362

SEND TAX STATEMENTS TO:  
Fredy Enrique  
37644 Highway 213  
Mount Angel, OR 97362

APN: R362431  
R358936  
Map: 3613-007000-00100-000  
3613-006D0-05400-000  
0 Ferguson Mtn, Beatty, OR 97621

2021-017395  
Klamath County, Oregon  
11/19/2021 01:12:01 PM  
Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jennifer Schlecht, Grantor, conveys and warrants to Fredy Enrique, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

PARCEL 1:  
Lot 18, Block 23 of SPRAGUE RIVER VALLEY ACRES, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:  
The N 1/2 of the NE 1/4 of Section 7, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

LESS AND EXCEPTING the following:  
A parcel of land situated in the N 1/2 NE 1/4 Section 7, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:  
Beginning at a point which lies North 89°57'11" East a distance of 2524.57 feet from the Northwest corner of said Section 7; thence North 89°57'11" East 843.42 feet to a 5/8 inch iron rod; thence South 00°00'33" East 1323.27 feet to a 5/8" iron rod; thence South 89°59'33" West 853.24 feet to a 5/8" iron rod (also the center North 1/16 corner); thence North 00°24'56" East 1324.10 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FORTY-FOUR THOUSAND AND NO/100 DOLLARS (\$244,000.00). (See ORS 93.030).

Subject to:  
Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record

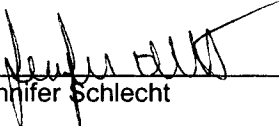
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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

**STATUTORY WARRANTY DEED**  
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/22/21

  
\_\_\_\_\_  
Jennifer Schlecht

State of Oregon  
County of Josephine

This instrument was acknowledged before me on October 22, 2021 by Jennifer Schlecht.

  
\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: 3/12/2022

