

2021-018293

Klamath County, Oregon

12/09/2021 02:28:01 PM

Fee: \$87.00



After recording return to:
Charlene Y. Shaw
1976 Huron Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Charlene Y. Shaw
1976 Huron Street
Klamath Falls, OR 97601

File No.: 7161-3858317 (lb)
Date: November 12, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael Fritschi and Stephanie Shrum, as tenants by the entirety, Grantor, conveys and warrants to **Charlene Y. Shaw**, 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:

The Southwesterly one-half of Lot 1, Block 40, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of 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 **\$274,900.00**. (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 9 day of December, 2021.

Michael Fritschi

Michael Fritschi

Stephanie Shrum

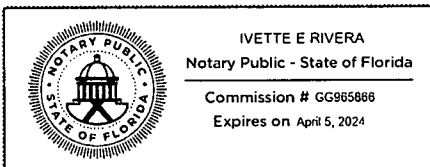
Stephanie Shrum

STATE OF Florida)

)ss.

County of Orange)

This instrument was acknowledged before me on this 9th day of December, 2021 by **Michael Fritschi and Stephanie Shrum**, husband and wife, by means of online notarization, and produced DRIVERS LICENSE as type of ID.



Ivette E Rivera

Ivette E Rivera
Notary Public for Florida
My commission expires: 04/05/2024

Notarized online using audio-video communication