



THIS SPACE RESERVED FOR

**2021-018122**

Klamath County, Oregon

12/07/2021 08:53:01 AM

Fee: \$87.00

After recording return to:

Zachariah Brown

1610 Hope St

Klamath Falls, OR 97603

**2021-018522**

Klamath County, Oregon

12/14/2021 03:55:01 PM

Fee: \$87.00

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

Zachariah Brown

1610 Hope St

Klamath Falls, OR 97603

File No. 502859AM

**\*\*Re recorded at the request of AmeriTitle to correct the legal description. Previously recorded in 2021-018122.**

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### STATUTORY WARRANTY DEED

**Karlyn J. Wessel,**

Grantor(s), hereby convey and warrant to

**Zachariah Brown,**

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:

Parcel 3 of Land Partition 40-21 being a replat of Parcels 1, 2 and \*

**\*Parcel 3 of Land Partition 22-04, replat of Lots 66, 67 and 68 LEWIS TRACTS in the SE1/4 SW1/4 Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$249,999.00.

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 3 day of December, 2021

Karlyn J. Wessel  
Karlyn J. Wessel

State of Oregon } ss  
County of Klamath }

On this 3 day of December, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Karlyn J. Wessel, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

JB  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10/23/2022

