



THIS SPACE RESERVED FOR

2022-000306

Klamath County, Oregon

01/07/2022 03:46:01 PM

Fee: \$87.00

After recording return to:

Jesse Keeton

35408 McCartie Ln.

Bonanza, OR 97623

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

Jesse Keeton

35408 McCartie Ln.

Bonanza, OR 97623

File No. 506869AM

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### STATUTORY WARRANTY DEED

**Alvin L. Van Hulzen and Jean Van Hulzen, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Jesse Keeton,**

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 1 of LAND PARTITION 49-06 located in the S1/2 of Section 12, and the NW1/4 NE1/4, NE1/4 NW1/4, NW1/4 NW1/4 of Section 13, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$550,000.00.

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, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF FARMING OR FOREST PRACTICES, AS DEFINED IN 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 29 day of Dec 2021.

  
Alvin L. Van Hulzen

  
Jean Van Hulzen

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Ventura

On December 29, 2021 before me, Perla Esqueda, notary public  
(Insert name and title of the officer)

personally appeared Alvin L. Van Hulzen and Jean Van Hulzen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Perla Esqueda (Seal)

