



THIS SPACE RESERVED FOR

2022-001538
Klamath County, Oregon
02/07/2022 11:30:01 AM
Fee: \$102.00

After recording return to:

Dwayne Schweikl and Richard Schweikl
3938 Greensprings HWY 21 (State Highway 66)
Highway
Klamath Falls, OR 97601

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

Dwayne Schweikl and Richard Schweikl
3938 Greensprings HWY 21 (State Highway 66)
Highway
Klamath Falls, OR 97601
File No. 423773AM

STATUTORY WARRANTY DEED

James D. Friedrich, Jerry L. Friedrich, Judy M. Teas, and Jay K. Friedrich,
as Tenants in Common ,

Grantor(s), hereby convey and warrant to

Dwayne Schweikl and Richard Schweikl, with right of survivorship,

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:

Lot 18 and Westerly Two (2) feet of Lot 19, Block 2, of LENOX ADDITION. according to the official plat on file in the office of the County Clerk of Klamath County, Oregon; situated in N1/2 SW1/4 Section 7, Township 39 South, Range 9 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Lot 19 less the West 2 feet and all of Lot 20 in Block 2 of LENOX ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

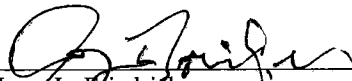
THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

The true and actual consideration for this conveyance is \$41,000.00.

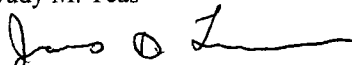
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

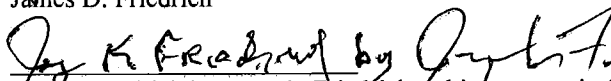
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, 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 29 day of January, 2021.


Jerry L. Friedrich

X
Judy M. Teas

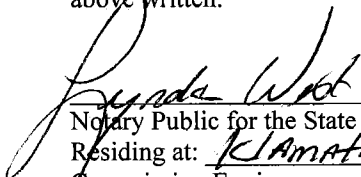

James D. Friedrich

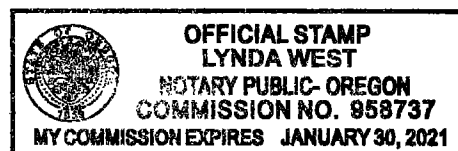
 as his attorney in fact
Jay K. Friedrich by Jerry L. Friedrich as his attorney in fact

State of Oregon } ss
County of Klamath }

On this 29 day of January, 2021, before me, Lynda West a Notary Public in and for said state, personally appeared Jerry L. Friedrich, individually and as Power of Attorney for Jay K. Friedrich 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.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21

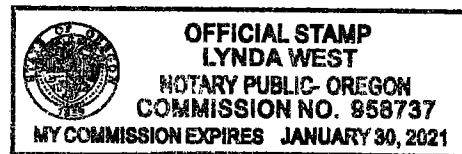


State of Oregon } ss
County of Klamath }

On this 29 day of January, 2021, before me, Lynda West, a Notary Public in and for said state, personally appeared James D. Friedrich, 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.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21



State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared Judy M. Teas, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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 29 day of January, 2021.

Jerry L. Friedrich
Jerry L. Friedrich

Judy M. Teas
Judy M. Teas

James D. Friedrich
James D. Friedrich

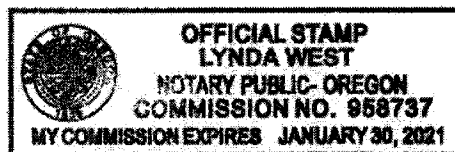
Jay K. Friedrich by Jerry L. Friedrich as his attorney in fact
Jay K. Friedrich by Jerry L. Friedrich as his attorney in fact

State of Oregon } ss
County of Klamath }

On this 29 day of January, 2021, before me, Lynda West a Notary Public in and for said state, personally appeared Jerry L. Friedrich, individually and as Power of Attorney for Jay K. Friedrich 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.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21

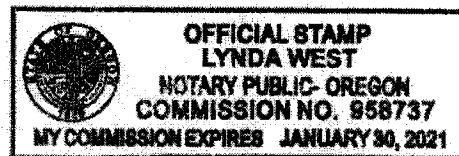


State of Oregon } ss
County of Klamath }

On this 29 day of January, 2021, before me, Lynda West, a Notary Public in and for said state, personally appeared James D. Friedrich, 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.

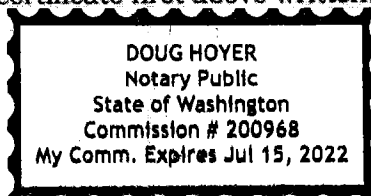
Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21



State of WA } ss
County of Clark }

On this 12th day of Oct, 2021, before me, Doug Hoyer, a Notary Public in and for said state, personally appeared Judy M. Teas, known or identified to me to be the person(s) whose name(s) (s) 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.



Doug Hoyer
Notary Public for the State of WA
Residing at: Vancouver, WA
Commission Expires: 07/15/22