



2022-002672
Klamath County, Oregon
03/03/2022 10:46:01 AM
Fee: \$82.00

TITLE NO. 0333360
ESCROW NO. VP22-0294 AJB
TAX ACCT. NO. 165573
MAP/TAX LOT NO. 2607-001C0-04400

GRANTOR

ALLAN N. THIESSEN and SHERRY R. THIESSEN

GRANTEE

JUSTIN CHRISTOFFERSON and LESLEY CHRISTOFFERSON
836 MARILYN COURT
SPRINGFIELD, OR 97477

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

ALLAN N. THIESSEN and SHERRY R. THIESSEN, as tenants by the entirety, Grantor,
conveys and warrants to
JUSTIN CHRISTOFFERSON and LESLEY CHRISTOFFERSON, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 13 in Block 5 of Tract 1123, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$55,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances:
Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 2nd day of March, 2022

Allan N. Thiesen
ALLAN N. THIESSEN

Sherry R. Thiesen
SHERRY R. THIESSEN

State of Oregon
County of LANE

This instrument was acknowledged before me on March 2, 2022 by ALLAN N. THIESSEN and SHERRY R. THIESSEN.

(Signature)
(Notary Public for Oregon)

My commission expires 7-17-2023

