

2022-003116

Klamath County, Oregon

03/14/2022 01:59:01 PM

Fee: \$87.00

RECORDATION REQUESTED BY/RETURN TO:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806

SEND TAX NOTICES TO:
KRISTOFOR EUGENE STEVENSON AND JENNIFER LYNN STEVENSON
2027 MAIN STREET
KLAMATH FALLS, OR 97601
AmeriTitle NO. 520550AM
Escrow No. NSWREF22425191
Consideration: \$1.00

WARRANTY DEED

For consideration in the amount of Zero Dollars, receipt of which is hereby acknowledged, I (we) **KRISTOFOR STEVENSON, ALSO KNOWN AS KRISTOFOR EUGENE STEVENSON AND JENNIFER LYNN STEVENSON, AS TENANTS BY THE ENTIRETY**, hereby bargain, deed and convey to **KRISTOFOR EUGENE STEVENSON AND JENNIFER LYNN STEVENSON, HUSBAND AND WIFE AND JARED ROBERT BURDICK, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, the following described land in KLAMATH County, State of Oregon, free and clear with WARRANTY COVENANTS; to wit:

Beginning at a point South 89°18' East a distance of 1205.4 feet from the Southeast corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; thence North 0°42' East a distance of 129.45 feet; thence South 89°18' East a distance of 21.5 feet; thence in a Southerly direction 23.2 feet, more or less, parallel with the Southerly line of the U.S. Canal right of way to a line parallel with West line of property; thence South 0°42' West a distance of 118.3 feet; thence North 89°18' West a distance of 42.6 feet to the point of beginning, all lying in the S1/2 of the SE1/4 of the SW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

APN: 374400

Property Address: 2027 MAIN STREET, KLAMATH FALLS, OR 97601

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

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.

WITNESS the hands and seal of said Grantors this 03 day of March 2022.



KRISTOFOR STEVENSON,
A/K/A KRISTOFOR EUGENE STEVENSON

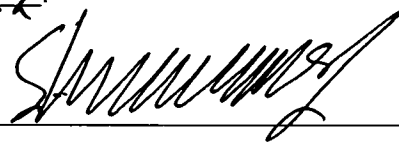


JENNIFER LYNN STEVENSON

James
STATE OF ~~OREGON~~) California
) SS.
COUNTY OF _____) Sacramento

Peter Abhulimen Notary Public
I, _____ hereby certify that KRISTOFOR STEVENSON, A/K/A KRISTOFOR EUGENE STEVENSON AND JENNIFER LYNN STEVENSON, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 3 day of March, A.D., 20 22.

(Seal)



Notary Public

My Commission Expires: Aug 22, 2024

PREPARED BY:
BC LAW FIRM, P.A.
1803 S Kanner Hwy
Stuart, FL 34994

