



After recording return to:  
Lornn M. Caldwell and Susan L.  
Caldwell  
427 SW Cedarwood Ave  
Mcminnville, OR 97128

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Lornn M. Caldwell and Susan L.  
Caldwell  
427 SW Cedarwood Ave  
Mcminnville, OR 97128

File No.: 7161-3909664 (JC)  
Date: March 03, 2022

THIS SPACE RESERVED FOR RECORD

2022-003695

Klamath County, Oregon

03/28/2022 10:58:01 AM

Fee: \$92.00

## STATUTORY WARRANTY DEED

**Jeremiah M. Cogburn**, Grantor, conveys and warrants to **Lornn M. Caldwell and Susan L. Caldwell, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$16,750.00**. (Here comply with requirements of ORS 93.030)

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.

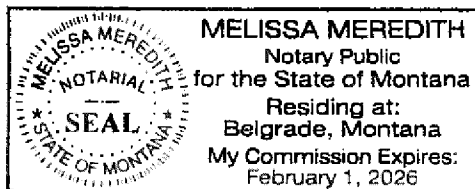
Dated this 25<sup>th</sup> day of March, 2022.

Jeremiah M. Cogburn

Jeremiah M. Cogburn

STATE OF mm Oregon Montana,  
County of mm Klamath Gallatin)<sup>ss.</sup>

This instrument was acknowledged before me on this 25<sup>th</sup> day of March, 2022  
by **Jeremiah M. Cogburn**.



mm  
Notary Public for mm Oregon Montana  
My commission expires: 2.1.24

APN: 260531

Statutory Warranty Deed  
- continued

File No.: 7161-3909664 (JC)

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 6 in Block 5, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**