

2022-004477

Klamath County, Oregon

04/08/2022 09:24:01 AM

Fee: \$87.00

Return To:



After Recording Return to:

Scot Joiner and Jennie Joiner et al.
PO Box 1063
Creswell, OR 97426

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE17273/532408AM

STATUTORY WARRANTY DEED

Kim Matsler also known as Kim I. Matsler,

herein called grantor, convey(s) and warrant(s) to

Scot Joiner and Jennie Joiner, husband and wife as to an undivided ½ interest and Brian Swanson and Nikki Swanson, husband and wife as to an undivided ½ interest, as tenants in common with rights of survivorship,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

The S1/2 of the N1/2 of the E1/2 of the W1/2 of the NE1/4 of the SE1/4 in Section 10, Township 25 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon. ✓

{Account #160435, Map #25080100002200} ✓

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$74,000.00.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND 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: March 30, 2022

By: Kim Matsler
Kim Matsler

STATE OF OREGON, County of Deschutes) ss.

On March 30th, 2022, personally appeared the above named **Kim Matsler** and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Kim Matsler
Notary Public for Oregon
My commission expires: February 24, 2026

Official Seal

