



After recording return to:  
Tristan James Tschudin  
16 Orange Dr  
Salinas, CA 93901

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Tristan James Tschudin  
16 Orange Dr  
Salinas, CA 93901

File No.: 7161-3919332 (lb)  
Date: March 22, 2022

THIS SPACE RESERVED FOR RECORD

2022-004683

Klamath County, Oregon

04/13/2022 01:07:01 PM

Fee: \$87.00

#### STATUTORY WARRANTY DEED

**Douglas D. Dishman and Angela M. Dishman, as tenants by the entirety, Grantor, conveys and warrants to Tristan James Tschudin, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

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

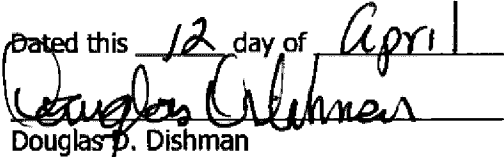
**The Westerly 99.85 feet of Lot 17 and 18 in Block 5, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Excepting therefrom all that portion conveyed to Klamath County, a Political Subdivision of the State of Oregon by Warranty Deed recorded September 18, 2014 in Instrument No. 2014-009706.**

**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 **\$80,000.00**. (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 12 day of April, 2022.  
  
 Douglas D. Dishman

  
 Angela M. Dishman

STATE OF ~~Oregon~~ <sup>BFP</sup> Washington )  
 County of ~~Klamath~~ <sup>BFP</sup> Grant ) ss.

This instrument was acknowledged before me on this 12 day of April, 2022  
 by **Douglas D. Dishman and Angela M. Dishman.**



  
 Notary Public for ~~Oregon~~ <sup>BFP</sup> Washington  
 My commission expires: 03/10/2025