



THIS SPACE RESERVED FOR

2022-007389
Klamath County, Oregon
06/14/2022 09:54:01 AM
Fee: \$92.00

After recording return to:

Daniel M. Eytchison

5019 S 6th St.

Klamath Falls, OR 97603

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

Daniel M. Eytchison

5019 S 6th St.

Klamath Falls, OR 97603

File No. 543428AM

STATUTORY WARRANTY DEED

Allen J. Podawiltz, Thomas A. Podawiltz, Alene M. Robertson, With Rights of Survivorship,

Grantor(s), hereby convey and warrant to

Daniel M. Eytchison,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1:

Lot 23, Block 78, EIGHTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 37 in Block 78, EIGHTH ADDITION to NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that land lying between the Southerly line of said lot and North Bank of the Sprague River more particularly described as follows:

Beginning at the Southwest corner of Lot 36; thence South 00° 38' 00" West to a point on the North Bank of said River; thence Westerly along said Bank to a point which is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 37, thence North 00° 38' 00" East along said line to the Southwest corner of said Lot 37; thence North 76° 34' 04" East 205.49 feet to the point of beginning.

The true and actual consideration for this conveyance is \$47,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

This Document is being signed in Counterpart

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.

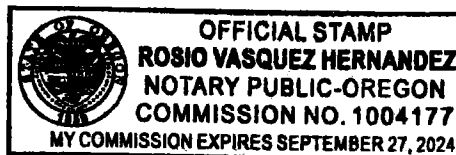
Dated this 10 day of June, 2022

Allen J. Podawiltz

Allen J. Podawiltz

Alene M. Robertson

Alene M. Robertson



State of Oregon} ss
County of Klamath}

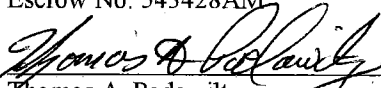
On this 10 day of June, 2022, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Allen J. Podawiltz, Alene M. Robertson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

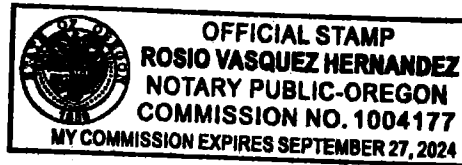
Rosio V. Hernandez

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: Sept 27, 2024


Thomas A. Podawiltz



State of Oregon } ss
County of Klamath }

On this 11 day of June, 2022, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Thomas A. Podawiltz, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: Sept 27, 2024