

2022-007400

Klamath County, Oregon



00301716202200074000020023

06/14/2022 11:48:12 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Derek M. Hotchkiss

8452 SW Iroquois Drive

Tualatin, Oregon 97062

WARRANTY DEED

THE GRANTOR(S),

- Joseph Romska, PO BOX 1653 , VANCOUVER, WA 98668,

for and in consideration of: \$3,250.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Derek M. Hotchkiss, 8452 SW Iroquois Drive, Tualatin, OR 97062,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 8, Block 10, Oregon Pines, as same in shown on plat filed June 30, 1969 duly recorded in the office of the County Recorder of said county.

R276980

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED:

6-8-22

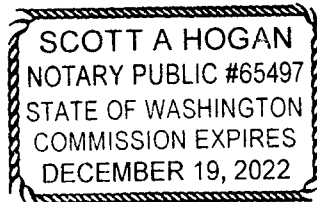
Joseph Romska
PO BOX 1653, VANCOUVER, WA 98668

Grantor Signatures:

DATED:

STATE OF Washington
COUNTY OF Clark, ss:

This instrument was acknowledged before me on this 8th day of June,
2022 by Joseph Romska.



[Signature]

Notary Public

Signature of person taking
acknowledgment

Notary
Title (and Rank)

My commission expires 12-19-22