

2022-009090

Klamath County, Oregon

07/25/2022 03:13:01 PM

Fee: \$92.00



After recording return to:
Jeremy Weston Hopper
3665 Anderson Avenue
Klamath Falls, OR 97603

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

Jeremy Weston Hopper
3665 Anderson Avenue
Klamath Falls, OR 97603

File No.: 7161-3949387 (SA)

Date: May 19, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kurtis Pitzer and Kelly Pitzer, as tenants by the entirety, Grantor, conveys and warrants to **Jeremy Weston Hopper**, 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. The **2022/2023** Taxes, a lien not yet payable.
2. 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 **\$445,000.00**. (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 21st day of JULY, 2022.

[Signature]
Kurtis Pitzer

[Signature]
Kelly Pitzer

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 21st day of JULY, 2022 by **Kurtis Pitzer and Kelly Pitzer.**



[Signature]
Notary Public for Oregon
My commission expires: 12/07/2024

APN: 578280

Statutory Warranty Deed
- continued

File No.: 7161-3949387 (SA)

EXHIBIT A

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

A parcel of land situated in Lot 18 of Subdivision of Tracts 25 to 32 inclusive together with the South 10 feet of Tract 33 and 34 of Altamont Ranch Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the South line of said Lot 18 from which the Southeast corner of said Lot 18 bears South 88° 46' East, 366.83 feet; thence North 00° 12' 00" West, 303.15 feet to a 1/2 inch iron pin on the North line of said Lot 18; thence North 51° 09' West along said North lot line, 180.79 feet to a 1/2 inch iron pin; thence leaving said North lot line South 05° 03' 14" East, 299.12 feet to a 1/2 inch iron pin; thence South 00° 08' 00" East, 116.12 feet to a 1/2 inch iron pin on said South lot line; thence South 88° 46' East, 115.26 feet to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

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