



2022-009813
Klamath County, Oregon
08/12/2022 09:46:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Danny R. Bechtel and Jennifer Diane Bechtel

3510 Altamont Drive

Klamath Falls, OR 97603

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

Danny R. Bechtel and Jennifer Diane Bechtel

3510 Altamont Drive

Klamath Falls, OR 97603

File No. 549861AM

STATUTORY WARRANTY DEED

Alida J. Turner, Trustee, or her successors in trust under the Alida J. Turner Living Trust dated January 23, 2018, and any amendments thereto, Grantee, a one-half undivided interest, and to Daniel R. Turner, Individually, Grantee, a one-half undivided interest,

Grantor(s), hereby convey and warrant to

Danny R. Bechtel and Jennifer Diane Bechtel, as Tenants by the Entirety,

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:

Lot 3 in Block 2 of 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 the North 75 feet thereof.

The true and actual consideration for this conveyance is \$219,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

Return To:

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 17 day of August, 2022.

The Alida J. Turner Living Trust

By: [Signature]
Alida J. Turner, Trustee

[Signature]
Daniel R. Turner

State of Oregon} ss.

County of Deschutes

On this 17th day of August, 2022, before me, Montana Elizabeth Kowing a Notary Public in and for said state, personally appeared Alida J. Turner known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Alida J. Turner Living Trust, and acknowledged to me that he/she/they executed the same as Trustee. and Daniel R. Turner personally appeared, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the 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.

[Signature]
Notary Public for the State of Oregon»
Residing at: Bend
Commission Expires: 9/14/24

