

2022-010283

Klamath County, Oregon

08/24/2022 01:56:01 PM

Fee: \$87.00

Return To:



After Recording Return to:

**Jinoh W. Kim
375 E 33rd Ave
Eugene, OR 97405**

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE18139/558852AM

STATUTORY WARRANTY DEED

Vicky Geissler,

herein called grantor, convey(s) and warrant(s) to

Jinoh W. Kim,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described
as:

Parcel 1

A tract of land in Township 35 South, Range 13 East of the Willamette Meridian, in the
County of Klamath, State of Oregon. Section 19: N1/2 S1/2 NW1/4

Parcel 2

A tract of land in Township 35 South, Range 13 East of the Willamette Meridian, in the
County of Klamath, State of Oregon. Section 19: S1/2 S1/2 NW1/4

(Account #295503, Map #35130190000400, Account #295512, Map #35130190000500)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and
apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property
taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully
claim the same, except as shown above.

The true and actual consideration for this transfer is **\$72,000.00.**

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, AND 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: August 23, 2022

By: Vicky Geissler
Vicky Geissler

b.d.a. CALIFORNIA
STATE OF ~~OREGON~~, County of Riverside) ss.

On August 23, 2022, personally appeared the above named **Vicky Geissler** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Susan A. Aiken

Notary Public for Oregon- CALIFORNIA

My commission expires: 9/9/23

8/23/22