



2022-010133
Klamath County, Oregon
08/19/2022 01:28:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jonathan Teichert
1815 Majestic St
Klamath Falls, OR 97601

2022-010542
Klamath County, Oregon
08/30/2022 09:46:01 AM
Fee: \$87.00

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

Jonathan Teichert
1815 Majestic St
Klamath Falls, OR 97601

File No. 552919AM

This is being rerecorded at the request of Amerititle to correct the legal previously recorded in 2022-010133

STATUTORY WARRANTY DEED

Ashley Wendt and Peter Lusich IV, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jonathan Teichert,

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 26, TRACT 1309, CROWN RIDGE SUBDIVISION PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

IN ADDITION THERETO the following described Property:

Beginning at the Southeast corner of Lot 26, Tract 1309, Crown Ridge Subdivision, Phase 1; thence along the easterly boundary of said Lot 26, North 02°19'36" West, 120.11 feet; thence North 87°39'35" East, 160.01 feet; thence South 02°19'26" East, 119.26 feet; thence South 87°19'05" West, 143.18 feet to the easterly boundary of said Crown Ridge Subdivision, Phase 1, thence along the northerly right of way line of Majestic Street, South 87°40'31" West, 16.83 feet to the point of beginning.

The true and actual consideration for this conveyance is \$599,000.00.

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

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 18 day of August, 2022

Ashley Wendt
Peter Lusich IV

State of Oregon } ss
County of Klamath }

On this 18 day of August, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Ashley Wendt and Peter Lusich IV, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

