

2022-010857
Klamath County, Oregon
09/07/2022 10:42:01 AM
Fee: \$87.00

After Recording Return To:

Francis Hansen & Martin LLP
1148 NW Hill Street
Bend, OR 97703

Until a change is requested, all
tax statements shall be sent to:

NO CHANGE

WARRANTY DEED

PARTIES:

GRANTORS: Calvin Andrus and Jesse Andrus, as Tenants by the Entirety

GRANTEE: C&J PROPERTIES, LLC an Oregon limited liability company

Calvin Andrus and Jesse Andrus, as Tenants by the Entirety, Grantors, convey and warrant to C&J PROPERTIES, LLC an Oregon limited liability company, Grantee, the following described real property:

Lot 9, Block 3, Sunnyland, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and the Westerly 2 feet of the Southerly 150 feet of Lot 18, Elm Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record and which an accurate survey or inquiry of parties in possession of the property would disclose.

Consideration given for this conveyance is to change vesting.

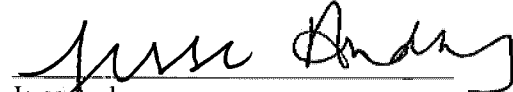
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 6th day of September, 2022.

GRANTORS:



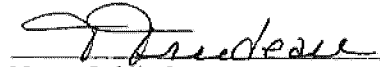
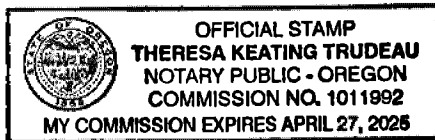
Calvin Andrus



Jesse Andrus

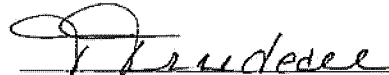
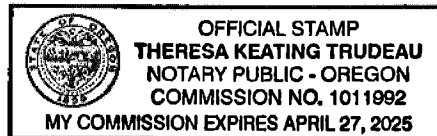
STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me this 6th day of September, 2022 by Calvin Andrus.


Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me this 6th day of September, 2022 by Jesse Andrus.


Notary Public for Oregon

Francis Hansen & Martin LLP
1148 NW Hill Street • Bend, Oregon 97703-1914
(541) 389-5010