

**2022-010858**  
**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:

The Easterly 75.75 feet portion of Lot 6, Block 3, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, as shown by the duly recorded plat of said addition on file and of record in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northeast corner of said Lot 6 and of said Block 3; thence Southerly and parallel with Mortimer Avenue a distance of 39.9 feet; thence running in a Westerly direction a distance of 75.75 feet; thence Northerly and parallel with Eldorado Street a distance of 39.9 feet; thence Easterly a distance of 75.75 feet to the point of beginning.

**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

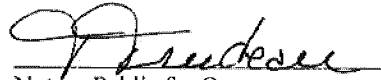
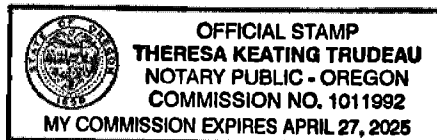
STATE OF OREGON     )  
                                      ) ss.  
County of Deschutes     )

This instrument was acknowledged before me this 6<sup>th</sup> 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 6<sup>th</sup> 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