

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPE

2022-011917

Klamath County, Oregon



00307003202200119170020029

10/04/2022 12:48:58 PM

Fee: \$87.00

Christina M Fenstermacher

20930 peacepipe lane

Chiloquin OR 97624

Grantor's Name and Address

Christina M Fenstermacher

20930 peacepipe lane

Chiloquin OR 97624

Grantee's Name and Address

After recording, return to (Name and Address):

Neil Horan

20930 Peace pipe lane

Chiloquin OR 97624

Until requested otherwise, send all tax statements to (Name and Address):

Neil Horan

20930 Peace pipe lane

Chiloquin OR 97624

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

Christina Marie Fenstermacher

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to

Neil Horan

, ("grantee"), all of that certain real property,
with all rights and interests belonging or relating thereto, situated in _____ County, Oregon, described as
follows (legal description of property; description space continued on reverse):

Lot 22, Block 44 First Addition to Klamath Forest Estates
according to the official plat thereof on file in the
office of the county clerk, Klamath county, Oregon.

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

\$175,000.00

☐ other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.

(CONTINUED)



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

None

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

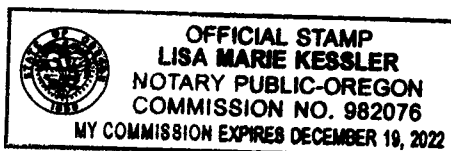
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 10/4/22; any signature on behalf of a business or other entity is made with the authority of that entity.

Charles Fick

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.

STATE OF OREGON, County of Klamath ss.
 This record was acknowledged before me on October 4, 2022
 by Christina Marie Fenstermacher
 This record was acknowledged before me on _____
 by _____
 as _____
 of _____



Lisa M. Kessler
 Notary Public for Oregon
 My commission expires 12/19/2022