

2023-000179

Klamath County, Oregon



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01/09/2023 01:01:22 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Deb Lush
Heltzel Williams PC
P.O. Box 1048
Salem, OR 97308-1048

Consideration: \$0.00

Send Tax Statements To:
Paul R. Stewart and
Suzanne J. Stewart, Co-Trustees
1050 Apogee Way
Klamath Falls, OR 97601

DEED

PAUL R. STEWART and SUZANNE J. STEWART, as Grantors, 1050 Apogee Way, Klamath Falls, OR 97601,

convey to

PAUL R. STEWART and SUZANNE J. STEWART, as Co-Trustees of THE PAUL AND SUZANNE STEWART TRUST dated Jan 06, 2023, as Grantee, 1050 Apogee Way, Klamath Falls, OR 97601,

the following described real property located in Klamath County, Oregon:

See Exhibit A.

Grantors covenant that they are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have the right to convey the property, that the property is free from encumbrances except those which are a matter of public record as of the date of this deed, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

WARNING. 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


1 – DEED - 1050 Apogee Way, Klamath Falls, OR 97601 (Account No. 889277), and No Situs, Klamath Falls, OR 97601 (Account No. 889276)

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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.

The true consideration for this conveyance is \$0.00.

Duly executed Jan 06, 2023.


Paul R. Stewart

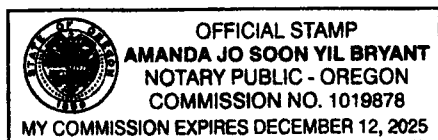

Suzanne J. Stewart

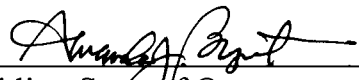
GRANTORS

Marion County, Oregon – ss.

On January 6, 2023, personally appeared Paul R. Stewart and Suzanne J. Stewart and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:




Notary Public - State of Oregon
My Commission Expires: 12-12-2025

2 – DEED - 1050 Apogee Way, Klamath Falls, OR 97601 (Account No. 889277), and No Situs, Klamath Falls, OR 97601 (Account No. 889276)

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EXHIBIT A

Legal description for 1050 Apogee Way, Klamath Falls, OR 97601 (Account No. 889277):

Lot 6, GRAY ROCK – TRACT 1374, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Legal description for real property (no situs) located in Klamath Falls, OR 97601 (Account No. 889276):

Lot 5, GRAY ROCK – TRACT 1374, PHASE 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.