

Tax Statements
34821 Sunset PL.
Chiloquin, Or. 97624.

2023-000356

Klamath County, Oregon



00310686202300003560020020

WARRANTY DEED

TITLE OF DOCUMENT

01/18/2023 09:55:44 AM

Fee: \$87.00

Returned at Counter

Alexander Stamatovic Jr. Trustee of the Alexander Stamatovic and Ingeborg Stamatovic Trust dated April 30, 1976, Grantor, conveys and warrants to Alexander Stamatovic, Jr. and Karen Lou Stamatovic, as Co-Trustees of the Alexander Stamatovic, Jr. and Karen Lou Stamatovic Living Trust dated January 19, 2022, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon:

LOTS 40, 41 AND 42, BLOCK 48, TRACT 1184 - OREGON SHORES, UNIT 2, FIRST ADDITION, SITUATED IN SECTIONS 17 AND 18, TOWNSHIP 35 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Account No.: **240117**; Map No.: **3507018AC01800**

Prior Recorded Document Reference: **Statutory Warranty Deed: Recorded August 26, 2020; Doc. No. 2020-010680**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

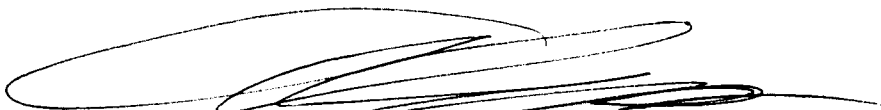
Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed,
and NONE.

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 17 day of Aug, 2022. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

Alexander Stamatovic and Ingeborg Stamatovic Trust dated April 30, 1976

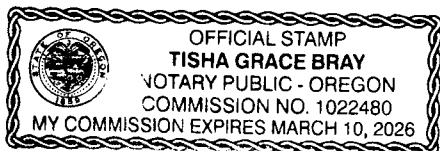


Alexander Stamatovic Jr., Trustee


STATE OF Oregon }
COUNTY OF Klamath } ss

This instrument was acknowledged before me this 17th day of August, 2022, by **Alexander Stamatovic Jr., Trustee.**

NOTARY STAMP/SEAL



Before Me:


NOTARY PUBLIC- STATE OF Oregon
My Commission Expires: March 10, 2026