

2023-000511

Klamath County, Oregon



00310898202300005110030031

01/25/2023 12:38:55 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

***Shelby A. Jantvold***  
***6402 Alva Avenue***  
***Klamath Falls, OR 97603***

SEND TAX STATEMENTS TO:

***Shelby A. Jantvold***  
***6402 Alva Avenue***  
***Klamath Falls, OR 97603***

### **STATUTORY WARRANTY DEED**

***Kristy Weider***, with an address of ***10571 Crystal Springs Rd, Klamath Falls OR 97603*** ("Grantor"), conveys and warrants to ***Shelby A. Jantvold and Kristy M. Weider with rights of survivorship***, whose address is ***6402 Alva Avenue, Klamath Falls OR 97603***, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in ***Klamath*** County, Oregon, described more particularly as follows:

SEE ATTACHED AND INCORPORATED **EXHIBIT A**

The true consideration for this conveyance is \$ 106,000.00

This property is free of liens and encumbrances, EXCEPT:

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

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Returned at Counter

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 25 day of January, 2023.

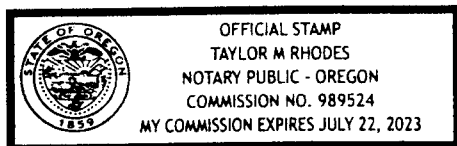
  
Grantor


STATE OF OREGON

COUNTY OF KLAMATH

} ss.

The foregoing instrument was acknowledged before me on this 25 day of January, 2023 by **Kristy Weider**, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



  
Printed Name: Taylor M. Rhodes  
Notary Public in and for the State of Oregon

**EXHIBIT A**  
Property Description

Lot 5 in Block 5 of Second Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R506107