



2023-000558

Klamath County, Oregon

01/27/2023 08:39:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christine M. Rajnus

2620 Homedale Road

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Christine M. Rajnus

2620 Homedale Road

Klamath Falls, OR 97603

File No. 575441AM

STATUTORY WARRANTY DEED

Marjorie A. Redkey,

Grantor(s), hereby convey and warrant to

Christine M. Rajnus,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot Twenty-eight (28) of Kielsmeier Acre Tracts, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon; and the Easterly 133.8 feet of Tract 29 of Kielsmeier Acre Tracts according to the duly recorded plat thereof on file in the County Clerk's Office of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Tract 29; thence North along the East line of said Tract a distance of 154.3 feet to the Northeast corner thereof; thence West along the North line of said tract a distance of 133.8 feet to the Northeast corner of parcel of land described in deed to Roy C. Cooper et. ux., recorded October 28, 1948, on page 429 of Volume 197 of Deed Records of Klamath County, Oregon; thence South, parallel to Kane Street along the East line of said tract conveyed to the said Coopers and said line extended, to the South line of said Tract 29, at a point thereon, distant 174.5 feet from the Southwest corner of said Tract 29; thence East along the South line of said Tract to the point of beginning.

The true and actual consideration for this conveyance is \$300,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 24th day of January, 2023.

Marjorie A. Redkey by Robert Salley her attorney in fact
Marjorie A. Redkey by Robert Salley her attorney in fact

State of Oregon } ss
County of Klamath }

On this 24th day of January, 2023, before me, Tina Kelly a Notary Public in and for said state, personally appeared Robert Salley as Attorney in Fact for Marjorie A. Redkey, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon

Residing at: Salem

Commission Expires: 11-16-2026

