



After recording return to:
Tina Marie Karrle
3704 La Marada Way
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Tina Marie Karrle
3704 La Marada Way
Klamath Falls, OR 97603

File No.: 7161-4023976 (lb)
Date: December 23, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

2023-000876

Klamath County, Oregon

02/08/2023 03:15:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Patrick D. Stroup and Teresa L. Stroup, as tenants by the entirety, Grantor, conveys and warrants to **Tina Marie Karrle**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 16 IN BLOCK 14 OF TRACT 1108 - SEVENTH ADDITION TO SUNSET VILLAGE,
ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 20, PAGE 36 IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$300,000.00**. (Here comply with requirements of ORS 93.030)

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 6 day of February, 2023

Patrick D. Stroup
Patrick D. Stroup

Teresa L. Stroup
Teresa L. Stroup

STATE OF Oregon)
County of Washington)ss.

This instrument was acknowledged before me on this 6 day of February, 2023
by **Patrick D. Stroup and Teresa L. Stroup.**

[Signature]

Notary Public for Oregon
My commission expires: 4/25/2025

