



2023-001398
Klamath County, Oregon
02/28/2023 02:55:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John Albert Dohman Jr. and Tara Lee Dohman

2445 Rainbow Dr.

Chiloquin, OR 97624

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

John Albert Dohman Jr. and Tara Lee Dohman

2445 Rainbow Dr.

Chiloquin, OR 97624

File No. 574934AM

STATUTORY WARRANTY DEED

Gary J. Mueller and Judy K. Mueller, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

John Albert Dohman Jr. and Tara Lee Dohman, as Tenants by the Entirety,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$280,000.00.

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 28th day of FEBRUARY, 2023.

Gary J. Mueller
Gary J. Mueller

Judy K. Mueller
Judy K. Mueller

State of Oregon } ss
County of Marion }

On this 28th day of Feb., 2023, before me, Jennifer Ann Upton a
Notary Public in and for said state, personally appeared Gary J. Mueller and Judy K. Mueller, 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.

Jennifer Ann Upton
Notary Public for the State of Oregon
Residing at: Salem, OR
Commission Expires: 8/22/2026

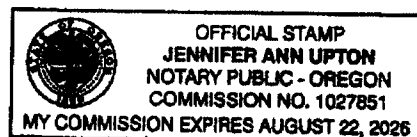


EXHIBIT 'A'

File No. 574934AM

Lot 24 in Block 5 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the southerly 10 feet as conveyed to Klamath County by Deed recorded May 14, 1961 in Volume 329, page 593, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the East 5.0 feet of Lot 24, Block 5, FIRST ADDITION TO ALTAMONT ACRES for road purposes, Together with all abutter's rights of access, between the above described parcel and Grantor's remaining real property.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by Deed recorded January 17, 2012 in 2012-000359, Deed Records of Klamath County, Oregon being more particularly described as follows:

Beginning at the point of intersection of the West right-of-way line of Altamont Drive and the North right-of-way line of Hilyard Avenue, said point being 10.00 feet Northerly and 5.00 feet Westerly, when measured at right angles, from the Southeast corner of Lot 24, Block 5 of First Addition to Altamont Acres; thence Northerly, along said West right-of-way line, 13.50 feet; thence leaving said West right-of-way line Southwesterly to a point on the North right-of-way line of Hilyard Avenue, said point being 13.50 feet Westerly from the point of beginning; thence Easterly, along said North right-of-way line 13.50 feet to the point of beginning, all in Klamath County, Oregon