



2023-001448

Klamath County, Oregon

03/02/2023 01:54:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Eric Nystrom and Diane Nystrom

P.O. Box 93

Keno, OR 97627

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

Eric Nystrom and Diane Nystrom

P.O. Box 93

Keno, OR 97627

File No. 579026AM

STATUTORY WARRANTY DEED

John Swirsky and Darlene Swirsky, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Eric Nystrom and Diane Nystrom, 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:

A parcel of land situated in Lot 5, Block 6, Tract No. 1083, Cedar Trails, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, being more particularly described as follows:


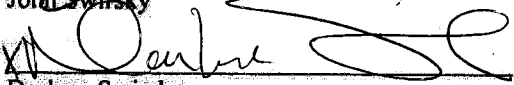
Beginning at a point on the West line of said Lot 5, Block 6, said point being North 00°02'50" West 252.56 feet from the Southwest corner of Lot 5, Block 6; thence from said point of beginning North 00°02'50" West 189.94 feet along the West line of Lot 5, Block 6 to a point; thence North 89°48'25" East 345.00 feet to a point on the East line of Lot 5, Block 6; thence South 00°02'50" East 190.04 feet along the East line of Lot 5, Block 6 to a point; thence South 89°49'25" West 345.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$22,000.00.

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 28 day of February, 2023


John Swirsky

Darlene Swirsky

State of California
County of San Joaquin

On this 28th day of Feb, 2023, before me, Elvira Ochoa a Notary Public in and for said state, personally appeared John Swirsky and Darlene Swirsky, 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.


Notary Public for the State of California
Residing at: San Joaquin
Commission Expires: August 5, 2025

