

2023-001561

Klamath County, Oregon

03/08/2023 09:11:01 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Henstridge Investment Properties, LLC
4230 SE King Rd, PMB 188
Milwaukie, OR 97222

WARRANTY DEED

THE GRANTOR(S),

- SIEGLITZ FRANK E & CAROL, 56895 GINA LN, BEND, OR 97707,

for and in consideration of: and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Henstridge Investment Properties, LLC, an Oregon Limited Liability Company with a mailing address of 4230 SE King Rd. PMB 188, Milwaukie OR 97222,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

[properties_legal description]

[mailing_apn]

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED:

3/7/2023

Frank E Sieglitz
56895 GINA LN, BEND, OR 97707

Grantor Signatures:

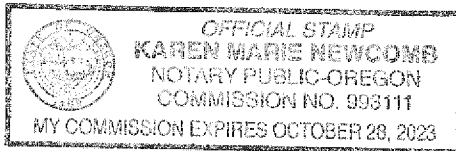
DATED:

3/7/2023

Carol Sieglitz
56895 GINA LN, BEND, OR 97707

STATE OF Oregon
COUNTY OF Deschutes, ss:

This instrument was acknowledged before me on this 7th day of March,
2023 by SIEGLITZ FRANK E & CAROL.



Karen M. Newcomb
Notary Public

Signature of person taking
acknowledgment

Notary for Oregon
Title (and Rank)

My commission expires 10/28/2023

APPENDIX A

APN	Legal Description
3510-014C0-02600	LOT 17 BLK 16 KLAMATH FOREST ESTATES
3510-014C0-02500	LOT 16 BLK 16 KLAMATH FOREST ESTATES