



2023-003187
Klamath County, Oregon
04/27/2023 02:06:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stacy J. Winn and Paul A. Winn

28600 Hwy 140 E

Bonanza, OR 97623

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

Stacy J. Winn and Paul A. Winn

28600 Hwy 140 E

Bonanza, OR 97623

File No. 585209AM

STATUTORY WARRANTY DEED

Julie A. Fletcher and John L. Fletcher, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Stacy J. Winn and Paul A. Winn, 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:

**Lot 15 TRACT 1242 - PLUM VALLEY, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.**

And also described as follows:

**That portion of the S1/2 N1/2 SE1/4 Section 33, Township 37 South, Range 9 East of the Willamette
Meridian, lying East of and adjoining the Old Fort Road, as described in Order Number 2002-048 and
recorded December 14, 2001 in Volume M01, page 63951.**

The true and actual consideration for this conveyance is \$325,000.00.

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 26th day of APRIL 2023.

Julie A. Fletcher
Julie A. Fletcher

John L. Fletcher
John L. Fletcher

State of OREGON } ss
County of TILLAMOOK }

On this 26th day of April, 2023, before me, JEFFERY L. CLEMENT a Notary Public in and for said state, personally appeared Julie A. Fletcher and John L. Fletcher, 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.

Jeffery L. Clement
Notary Public for the State of OREGON
Residing at: 1836 TAMARACK CT, FOREST GROVE OR 97116
Commission Expires: 1/20/24

