



After recording return to:  
Brent Fischbach and Elizabeth  
Fischbach  
33755 E Yak Ln  
Bonanza, OR 97523

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Brent Fischbach and Elizabeth  
Fischbach  
33755 E Yak Ln  
Bonanza, OR 97523

File No.: 7161-4047419 (SA)  
Date: March 21, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Brian K. Medley**, Grantor, conveys and warrants to **Brent Fischbach and Elizabeth Fischbach as tenants by the entirety**, 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 7, BLOCK 75, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 4, KLAMATH COUNTY, OREGON.**

***Subject to:***

***Deed of Trust and the terms and conditions thereof.***

***Grantor/Trustor:: Georgia J Williams; Grantee / Beneficiary: Donald E. Deaver***

***Trustee: Amerititle; Amount: \$22,000.00***

***Dated July 30, 2007; Recorded: August 3, 2007; Recording Information: 2007-013748***

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 **\$40,000.00**. (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 28th day of April, 2023.

*Brian K Medley*

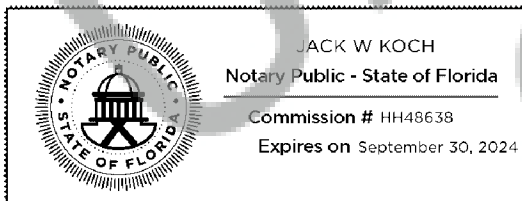
Brian K. Medley

STATE OF Florida )

) ss.

County of Pasco )

This instrument was acknowledged before me on this 28th day of April, 2023  
by **Brian K. Medley**, identified by an Oregon driver license.



*Jack Koch*

Jack W Koch

Notary Public for Florida

My commission expires: 09/30/2024

Notarized online using audio-video communication