



2023-003850
Klamath County, Oregon
05/19/2023 02:35:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Andrew Lloyd Kness

7837 Bunn Road

Bonanza, OR 97623

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

Andrew Lloyd Kness

7837 Bunn Road

Bonanza, OR 97623

File No. 571953AM

STATUTORY WARRANTY DEED

Gary J. Terpening and Linda M. Terpening,

Grantor(s), hereby convey and warrant to

Andrew Lloyd Kness,

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:

All that real property situated in Section 28 Township 39 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

The E1/2 of the SE1/4 of Section 28, Township 39 South Range 12 East of the Willamette Meridian, Klamath County, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to the United States of America by instruments recorded in Deed book 69 at page 267 and in Deed book 69 at page 271, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$550,000.00.

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 19 day of May, 2023

Gary J. Terpening
Gary J. Terpening

Linda M. Terpening
Linda M. Terpening

Oregon } ss
State of Wyoming }
County of Klamath

On this 19 day of May, 2023, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Gary J. Terpening and Linda M. Terpening, 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023

