

2023-004927

Klamath County, Oregon

06/26/2023 03:58:02 PM

Fee: \$117.00



592253AM

Grantor

Mary Ann Grazer and Lawrence D. Grazer, Sr., surviving joint tenants of Roy Edward Posthelwait III,  
deceased  
39517 Dusty Lane, Chiloquin, OR 97624

Grantee

Lawrence Dean Grazer and Mary Ann Grazer  
39517 Dusty Lane, Chiloquin, OR 97624

After Recording Return and Send Tax Statements To:  
39517 Dusty Lane, Chiloquin, OR 97624

**GENERAL WARRANTY DEED**

STATE OF OREGON

COUNTY OF KLAMATH

Executed on June 20, 2023.

Mary Ann Grazer and Lawrence D. Grazer, Sr., surviving joint tenants of Roy Edward Posthelwait III, deceased, whose address is 39517 Dusty Lane, Chiloquin, OR 97624 (Grantor) conveys and warrants to Lawrence Dean Grazer and Mary Ann Grazer, husband and wife, as joint tenants with rights of survivorship, with an address at 39517 Dusty Lane, Chiloquin, OR 97624 (Grantee) the following described property:

Legal Description: PARCEL I

THE SOUTHERLY 342.02 FEET OF LOT 18, BLOCK 1, TRACT 1118, SITUATED IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 00°02'14" EAST ALONG THE WESTERLY LINE OF SAID LOT 18, 342.02 FEET; THENCE SOUTH 89°55'26" EAST 1360 FEET, MORE OR LESS, TO THE WESTERLY BANK OF THE SPRAGUE RIVER; THENCE SOUTHWESTERLY ALONG SAID BANK 355 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 18; THENCE NORTH 89°55'30" WEST ALONG SAID LINE 1268 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL II

AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY ACCESS EASEMENT AGREEMENT 2011-007856 RECORDED JULY 7, 2011 IN KLAMATH COUNTY, OREGON.

The legal description was obtained from a previously recorded instrument or the commitment generated for this transaction.



Being the same property conveyed to Grantor by instrument recorded on 09/14/2016 at Instrument Number 2016-009740 in the records of Klamath County, Oregon.

Address: 39517 Dusty Lane, Chiloquin, OR 97624. This address is provided for informational purposes only.

The true consideration for this conveyance is Zero Dollars (\$0.00) (in compliance with ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 AND 195. 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, 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 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.

[Signature Follows]

File Number 23164074



GRANTOR:

Mary Ann Grazer  
Mary Ann Grazer

ACKNOWLEDGMENT

STATE OF OR )  
COUNTY OF Klamath )

The foregoing instrument was acknowledged before me this 20 day of June, 2023, by Mary Ann Grazer.

[Signature]  
Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 3 of a Quitclaim Deed, dated 6/20/23 and consisting of 4 pages.



GRANTOR: Lawrence D. Grazer, Sr.

ACKNOWLEDGMENT

STATE OF OR )  
COUNTY OF Klamath )

The foregoing instrument was acknowledged before me this 20 day of June, 2023, by Lawrence D. Grazer, Sr.,  
Kaydie Mae Sleezer  
Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 4 of a Quitclaim Deed, dated 6/20/23 and consisting of 4 pages.

