



2023-005344
Klamath County, Oregon
06/30/2023 10:58:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dewey Crager and Diana O'Dell

7150 Bunn Rd

Bonanza, OR 97623

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

Dewey Crager and Diana O'Dell

7150 Bunn Rd

Bonanza, OR 97623

File No. 595727AM

STATUTORY WARRANTY DEED

Richard T. DeJong and Julie E. DeJong, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Dewey Crager and Diana O'Dell, with right of survivorship,

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:

A parcel of land located in Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 28: NW1/4 of the SE1/4, and the S1/2 of the S1/2 of the S1/2 of the NW1/4 of the NE1/4, and the SW1/4 of the NE1/4, and the SE1/4 of the NW1/4.

EXCEPTING THEREFROM all that portion lying within Bunn Road

The true and actual consideration for this conveyance is \$727,650.00.

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 22 day of June, 2023

Richard T. DeJong
Richard T. DeJong

Julie E. DeJong
Julie E. DeJong

State of Oregon } ss
County of Klamath }

On this 22 day of June, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Richard T. DeJong and Julie E. DeJong, known or identified to me to be the persons 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

