



THIS SPACE RESERVED FOR

2023-005816
Klamath County, Oregon
07/13/2023 01:13:02 PM
Fee: \$97.00

After recording return to:

Eric Wiener and Jody-Ann Wiener

6641 Trout Creek Ct.

Park City, UT 84098

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

Eric Wiener and Jody-Ann Wiener

6641 Trout Creek Ct.

Park City, UT 84098

File No. 594681AM

STATUTORY WARRANTY DEED

Brooke O. Serres and Andrew J. Serres and Haley C. Serres, not as tenants in common but with right of survivorship ,

Grantor(s), hereby convey and warrant to

Eric Wiener and Jody-Ann Wiener, 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 1298 Tract 1443, a replat of Lots 595-602, 604-605, Falcon Drive and Red Tail Drive of Tract 1340, Running Y Resort Phase 7, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$369,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

92

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.

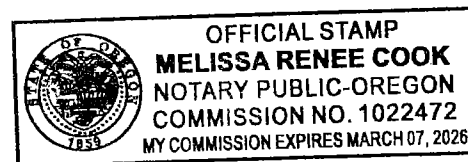
Dated this 11 day of July, 2023

Brooke O Serres
Brooke O. Serres

State of Oregon } ss
County of Washington }

On this 11 day of July, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Brooke O. Serres, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at 1000 1st St SE
Commission Expires: 3/7/26



Dated this 7 day of July, 2023

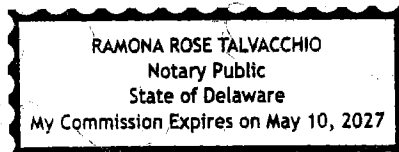
Andrew J. Serres
Andrew J. Serres

State of Delaware } ss
County of New Castle }

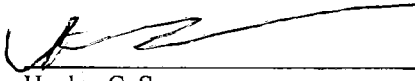
On this 7th day of July, 2023, before me, Ramona Rose Talvacchio a Notary Public in and for said state, personally appeared Andrew J. Serres, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ramona Rose Talvacchio
Notary Public for the State of Delaware
Residing at: 2733 Skylark Rd. Wilmington, DE 19808
Commission Expires: MAY 10, 2027



Dated this 7 day of July, 2023


Hayley C. Serres

State of Washington } ss
County of King }

On this 7 day of July, 2023, before me, Michael C. Finley a Notary Public in and for said state, personally appeared Haley C. Serres, 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.


Notary Public for the State of Washington
Residing at: Seattle / King Co.
Commission Expires: 9-11-2024

