



After recording return to:  
Troy M. Fast and Rachelle M. Fast  
20337 St John Road  
Escalon, CA 95320

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Troy M. Fast and Rachelle M. Fast  
20337 St John Road  
Escalon, CA 95320

File No.: 7161-4079105 (SA)  
Date: June 26, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

**2023-006262**

Klamath County, Oregon

07/26/2023 11:55:02 AM

Fee: \$92.00

### STATUTORY WARRANTY DEED

**Matt Stringer and Jenn Stringer**, Grantor, conveys and warrants to **Troy M. Fast and Rachelle M. Fast 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:

**Beginning at a point 830 feet North and 440 feet West of the corner common to Section 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 75 feet; thence South 150 feet; thence East 75 feet; thence North 150 feet to the point of beginning.**

**NOTE:** This legal description was created prior to January 1, 2008.

**Subject to:**

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.
2. Taxes for the fiscal year 2023-2024 a lien due, but not yet payable.

The true consideration for this conveyance is **\$125,000.00**. (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 20<sup>th</sup> day of July, 2023.

Matt Stringer  
Matt Stringer

Jenn Stringer  
Jenn Stringer

STATE OF AL California  
County of AL Klamath Yelo ) ss.

This instrument was acknowledged before me on this 20<sup>th</sup> day of July, 2023  
by **Matt Stringer and Jenn Stringer.**



Alina Lebedchik  
Notary Public for AL California  
My commission expires: 03/03/27

## **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

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A.P.N.: 439074