

2023-006548

Klamath County, Oregon

08/02/2023 12:39:02 PM

Fee: \$87.00

Return To:



After Recording Return to:

Travis Chrisman,

216 Chapman Street

Gilchrist, OR 97737

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

File No. DE19864/597712AM

STATUTORY WARRANTY DEED

Beverly D. Westwang,

herein called grantor, convey(s) and warrant(s) to

Travis Chrisman,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

Parcel 1 of Land Partition 27-16, being the W1/2 of Lot 2, Block 3 of Chapman's Tracts, situated in the SW1/4 of Section 25, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Recorded January 10, 2017 as Instrument No. 2017-000240, records of Klamath County, Oregon.

(Account 133457, Map and Taxlot 2309-02500-01900)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$405,000.00**.

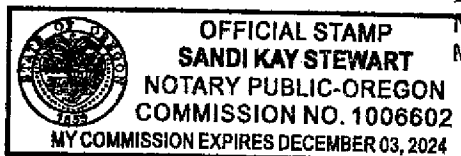
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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: 7-31-23

By: Beverly D. Westwang
Beverly D. Westwang

STATE OF OREGON, County of Deschutes) ss.

On July 31, 2023, personally appeared the above named **Beverly D. Westwang** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Sandi Kay Stewart
Notary Public for Oregon
My commission expires: 12/3/24