

470323086885-AC

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Hugh G. Rosenberg and Colly J. Rosenberg

GRANTEE'S NAME:

Kelly C. Geiger and Sara E. Geiger

AFTER RECORDING RETURN TO:

Order No.: 470323086885-AC

Kelly C. Geiger and Sara E. Geiger

437 Robert Trent Jones Blvd

Eagle Point, OR 97524

SEND TAX STATEMENTS TO:

Kelly C. Geiger and Sara E. Geiger

437 Robert Trent Jones Blvd

Eagle Point, OR 97524

Tax/Map ID(s): 3805-005A0-02200

Lot #2200 Timber Circle / NKA Dead Indian Rd, Klamath

Falls, OR 97601

2023-007015

Klamath County, Oregon

08/16/2023 02:57:02 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Hugh G. Rosenberg and Colly J. Rosenberg, Grantor, conveys and warrants to Kelly C. Geiger and Sara E. Geiger, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Parcel 3 of Land Partition 19-13, a re-plat of Lots 33, 34, 35 in Block 1 of Tract No. 1077, Lakewoods Subdivision Unit No. 3, being in the Northeast One-quarter of Section 5, Township 38 South, Range 5 East of the Willamette Meridian, Klamath County Oregon. As recorded on October 21, 2013 in Instrument No. 2013-011900 on file at the office of the County Clerk in Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 08-15-2023

Hugh G. Rosenberg
Hugh G. Rosenberg

Colly J. Rosenberg
Colly J. Rosenberg

State of Oregon
County of Deschutes

This instrument was acknowledged before me on 08-15-2023 by Hugh G. Rosenberg and Colly J. Rosenberg.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 08-27-2024

