

2023-007034

Klamath County, Oregon



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08/17/2023 01:09:58 PM

Fee: \$97.00

Prepared By:

Wendy Cheney
2053 Ohio St
Eugene , Oregon
97402

After Recording Return To:

Levi Cheney
2053 Ohio St
Eugene , Oregon
97402

**Until a Change is Requested,
All Tax Statements Shall be Sent To:**

Levi Cheney
2053 Ohio St
Eugene , Oregon
97402

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GENERAL WARRANTY DEED

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand Dollars (\$5,000.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Wendy Cheney, a single individual, residing at 2053 Ohio St, Eugene , Oregon, 97402.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Levi Cheney, a single individual, residing at 2053 Ohio St, Eugene , Oregon, 97402 (hereinafter the "Grantee(s)"), the following described real estate free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit;

Lot31 of block 27 fourth addition to Nimrod river park, according to the official plot there of on file in the office of the county clerk of Klamath county OR 26727 Lewis Street, Sprague River, OR parcel #R-3610-012A0-066500-000 account #R329406


TOGETHER with all and singular the rights, tenements, hereditaments, appurtenances, and improvements belonging or in anywise appertaining thereto (the "Property").

TO HAVE AND TO HOLD, the Property unto the Grantee(s), their heirs, successors, and assigns forever in fee simple.

AND the Grantor(s), for said Grantor(s), their heirs, successors, executors, and administrators, covenants with Grantee(s), their heirs, successors, and assigns that Grantor(s) are lawfully seized in fee simple of the Property; and that Grantor(s), their heirs, executors, and administrators shall warrant and defend the Property unto the Grantee(s), their heirs, successors, and assigns forever against the lawful claims of all persons.

AND 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.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this General Warranty Deed as of August 16 2023.

 Date August 16 2023
Grantor's Signature
Wendy Cheney
2053 Ohio St, Eugene , Oregon, 97402

NOTARY ACKNOWLEDGMENT

State of Oregon)

County of Lane)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Wendy Cheney whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 16th day of August, 2023.

Andrew Bradley Weber

Notary Public

(SEAL)

My Commission Expires: July 9th 2024

