



2023-007592
Klamath County, Oregon
08/31/2023 11:12:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard Nitzkowski and Jennifer Nitzkowski

568 Stonewood Dr.

Vacaville, CA 95687

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

Richard Nitzkowski and Jennifer Nitzkowski

568 Stonewood Dr.

Vacaville, CA 95687

File No. 601844AM

STATUTORY WARRANTY DEED

Anthony N. Benedetti and Julie F. Gott-Benedetti, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Richard Nitzkowski and Jennifer Nitzkowski, 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:

**That portion of the NW1/4 NW1/4 of Section 29, Township 34 South, Range 7 East of the Willamette
Meridian, Klamath County, Oregon, lying North of the Northerly right of way of Chiloquin Klamath
Agency Road.**

The true and actual consideration for this conveyance is \$599,000.00.

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

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 22 day of August, 2023

Anthony N. Benedetti

Anthony N. Benedetti

Julie F. Gott-Benedetti

Julie F. Gott-Benedetti

State of Oregon } ss
County of Klamath }

On this 22 day of August, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Anthony N. Benedetti and Julie F. Gott-Benedetti, 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: Klamath County

Commission Expires:

3/7/26

