

470323087053
603547 AM

RECORDING REQUESTED BY:



147 First St., Ste 102
Ashland, OR 97520

GRANTOR'S NAME:

Steven A. Curry and Mary A. Curry

GRANTEE'S NAME:

Jacob D. Cramer and Tracy M Cramer

AFTER RECORDING RETURN TO:

Order No.: 470323087053-MB

Jacob D. Cramer and Tracy M Cramer, husband and wife
42125 Lakewoods Drive
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Jacob D. Cramer and Tracy M Cramer
42125 Lakewoods Drive
Klamath Falls, OR 97601

APN/Parcel ID(s): 71683

42125 Lakewoods Drive, Klamath Falls, OR 97601

2023-008074

Klamath County, Oregon

09/15/2023 10:11:01 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Steven A. Curry and Mary A. Curry, as tenants by the entirety, Grantor, conveys and warrants to Jacob D. Cramer and Tracy M Cramer, husband and wife, 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:

Lot 3 in Block 3 of Tract No. 1051, LAKEWOODS, UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS (\$599,000.00). (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.

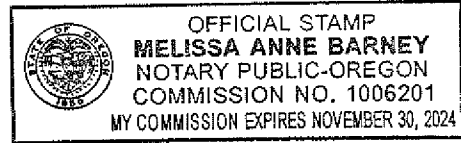
STATUTORY WARRANTY DEED
(continued)

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

Dated: 9-12-23

Steven A. Curry
Steven A. Curry

Mary A. Curry
Mary A. Curry



State of Oregon
County of Jackson

This instrument was acknowledged before me on 9/12/23 by Steven A. Curry and Mary A. Curry.

Melissa Anne Barney
Melissa Anne Barney, Notary Public - State of Oregon

My Commission Expires: November 30, 2024