



**2023-008613**  
Klamath County, Oregon  
10/04/2023 11:08:01 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jason Anastasi and Sarah C. Anastasi and Duane  
Anastasi

12550 Hwy 66

Klamath Falls, OR 97601

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

Jason Anastasi and Sarah C. Anastasi and Duane  
Anastasi

12550 Hwy 66

Klamath Falls, OR 97601

File No. 603540AM

---

### STATUTORY WARRANTY DEED

**Timothy A. Fettingner and Pamela R. Fettingner, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Jason Anastasi and Sarah C. Anastasi and Duane Anastasi, with right of survivorship,**

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:

**See Attached Exhibit 'A'**

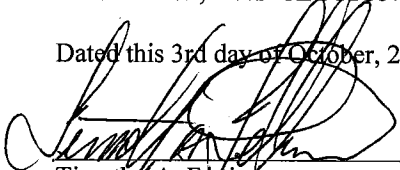
The true and actual consideration for this conveyance is \$499,797.00.


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 3rd day of October, 2023.

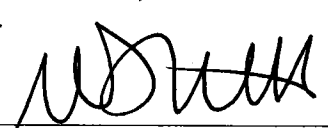
  
\_\_\_\_\_  
Timothy A. Fettinger

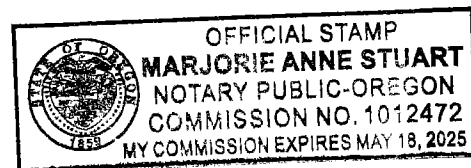
  
\_\_\_\_\_  
Pamela R. Fettinger

State of Oregon } ss  
County of Klamath }

On this 3rd day of October, 2023, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Timothy A. Fettinger and Pamela R. Fettinger, 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.

  
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 5/18/2025



**EXHIBIT 'A'**

File No. 603540AM

**PARCEL 1:**

A parcel of land situated in the S1/2 of the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron rod on the Southeasterly right of way line of the Klamath Falls-Ashland State Highway No. 66 from which a brass cap monument with a stone marked "1/4" adjacent to it marking the 1/4 corner common to Sections 32 and 33 bears South 50° 01' 11" East, 1488.33 feet; (1) thence South 00° 06' West, 237.00 feet to a 1/2" iron rod; (2) thence South 72° 21' West, 193 feet to a 1/2" iron rod; (3) thence North 00° 06' East, 237 feet to a 1/2" iron rod on the Southeasterly right of way line of said highway; (4) thence North 72° 21' East, 193.00 feet, along the Southeasterly right of way line of said highway to beginning.

**PARCEL 2:**

A parcel of land, situated in the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron rod marking the Southeasterly corner of that parcel described in Volume M74 at page 14087 of the deed records of Klamath County from which a brass capped monument with a stone marked "1/4" adjacent to it marking the one-quarter corner common to Sections 32 and 33 bears South 57° 46' 11" East 1348.69 feet; thence South 72° 21' 00" West 193.00 feet, along the Southerly boundary of that parcel described in Volume M74 at page 14087 of the deed records of Klamath County, to a 1/2" iron rod at the Southwesterly corner thereof; thence South 00° 06' 00" West 907.80 feet to a 1/2" iron rod; thence North 89° 34' 00" East 183.81 feet to a 1/2" iron rod; thence North 00° 06' 00" East 964.93 feet to the point of beginning.