

2023-009464

Klamath County, Oregon



00321630202300094640020027

11/02/2023 11:23:13 AM

Fee: \$87.00

After Recording Return to:
Simmons Law, P.C.
2270 NW Aviation Dr, Ste 4
Roseburg, OR 97470

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

Harry L. Mauch
4031 Beverly Rd.
Klamath Falls, OR 97003

Consideration: \$0

WARRANTY DEED - STATUTORY FORM

Harry L. Mauch and Carol E. Mauch, as tenants by the entirety, Grantors, convey and warrant to Harry L. Mauch, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

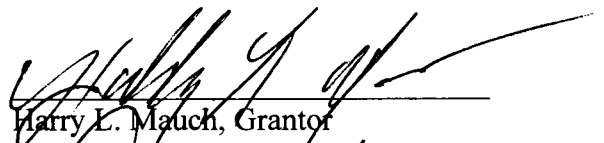
Parcel 3 of Land Partition 59-97, located in the SW1/4 of the SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

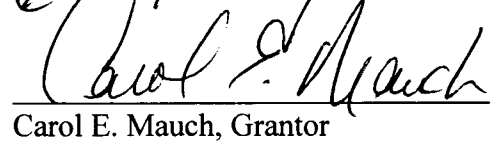
Subject to: Easements, conditions, and restrictions of record.

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.

(Signatures follow)

Dated this 26 day of October, 2023.

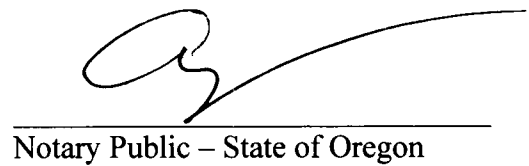

Harry L. Mauch, Grantor


Carol E. Mauch, Grantor

STATE OF OREGON)
) ss.
County of DOUGLAS)

This instrument was acknowledged before me on October 26, 2023, by Harry L. Mauch and Carol E. Mauch, Grantors.




Notary Public – State of Oregon