

2023-010160

Klamath County, Oregon



00322464202300101600020027

11/27/2023 10:18:51 AM

Fee: \$87.00

After recording return to:
Matthew and Kelly Kritzer
33838 Modoc Point Road
Chiloquin, OR 97624


Until a change is requested, all tax statements shall be sent to:
Matthew Carroll Kritzer
Kelly Norman Kritzer
33838 Modoc Point Road
Chiloquin, OR 97624

STATUTORY WARRANTY DEED

Sophie Alice Stephenson, Grantor, conveys and warrants to Matthew Carroll Kritzer and Kelly Norman Kritzer, husband and wife, Grantees, the following described real property, free of encumbrances, with no exceptions to the covenants and warranties described in ORS 93.850(2)(c), situated in Klamath County, Oregon, legally described as set forth on the attached Exhibit A, and incorporated by reference and commonly known as 33770 Modoc Point Road, Chiloquin, OR 97624. The true consideration for this conveyance is \$150,000.

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: November 21, 2023.


SOPHIE STEPHENSON
210 27th Avenue #6
San Francisco, CA 94121

State of California
County of San Francisco

This instrument was acknowledged before me on November 21, 2023, by Sophie Stephenson
Carla M. Gomez Notary Public
Signature of Notarial Officer and Title of Office

My commission expires: 07/08/2025 ~~2023~~
Seal, if required. cmh

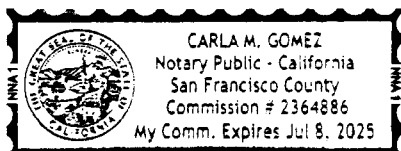


EXHIBIT A
LEGAL DESCRIPTION

A portion of Government Lot 26 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said parcel being a strip of land bounded on the East by the West boundary of State Highway No. 427, bounded on the West by Agency Lake, bounded on the South by a line parallel and 235 feet North of the South line of said Government Lot 26, and bounded on the North by a line 375 feet North of and parallel to the South Boundary of said Government Lot 26.