

**2023-010844****Klamath County, Oregon**

12/19/2023 02:14:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gary C. Brown

653 S Park Ave.

Chiloquin, OR 97624

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

Gary C. Brown

653 S Park Ave.

Chiloquin, OR 97624

File No. 615464AM

**STATUTORY WARRANTY DEED****Steven Fesler and Michael J. Korwin, with right of survivorship,**

Grantor(s), hereby convey and warrant to

**Gary C. Brown,**

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:

**Lots 13, 14, 15 and 16 in Block 13 of CHILOQUIN DRIVE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Elm Street which inurred thereto.****LESS AND EXCEPT the North 35 feet of Lots 13, 14, 15 and 16, Block 13, CHILOQUIN DRIVE ADDITION.**

The true and actual consideration for this conveyance is \$170,000.00.

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:

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 18 day of DECEMBER, 2023


  
Steven Fesler

  
Michael J. Korwin

State of MARYLAND ss  
County of MONTGOMERY

On this 18 day of December, 2023, before me, ROBERT DAT TIEN DINH a Notary Public in and for said state, personally appeared Steven Fesler and Michael J. Korwin, 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 MARYLAND  
Residing at: ~~Oregon~~ MARYLAND  
Commission Expires: 11/12/2027

Montgomery County, Maryland  
Notary Public  
Robert Dat Tien Dinh  
My Commission Expires 11/12/2027

ROBERT DAT TIEN DINH  
#2089126  
6100 EXECUTIVE BLVD #410  
ROCKVILLE, MD 20852