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NO PART OF ANY STEVENS-NESS FORM MAY BE F

2023-011100

Klamath County, Oregon



00323587202300111000020022

12/29/2023 12:41:05 PM

Fee: \$87.00

 SPACE RESERVED
 FOR
 RECORDER'S USE

 MICHAEL SNOOGRASS
 3302 RAYMOND ST
 KLAMATH FALLS OR 97603

Grantor's Name and Address

 MICHAEL SNOOGRASS TRUST
 3302 RAYMOND ST
 KLAMATH FALLS OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

 MICHAEL SNOOGRASS TRUST
 3302 RAYMOND ST
 KLAMATH FALLS OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

 MICHAEL SNOOGRASS TRUST
 3302 RAYMOND ST
 KLAMATH FALLS OR 97603

Returned at Counter

WARRANTY DEED

MICHAEL SNOOGRASS

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to MICHAEL SNOOGRASS TRUST,
 by Michael Snodgrass trustee
 ("grantee"), all of that certain real property,
 with all rights and interests belonging or relating thereto, situated in KLAMATH County, Oregon, described as
 follows (legal description of property; description space continued on reverse):

LOT 2A

TRACT 1472 RIDGEWATER SUBDIVISION PHASE 1

868 BEASTY'S BUTTE DRIVE

 PARCEL 10 ~~893205~~
 893102

- AND -

LOT 52

TRACT 1472 RIDGEWATER SUBDIVISION PHASE 1

1108 PAPERBIRCH WAY

 PARCEL 10 ~~893102~~
 893205

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$:☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 12/29/23; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath, ss.
 This record was acknowledged before me on December 29, 2023,
 by Michael Snodgrass.
 This record was acknowledged before me on _____,
 by _____,
 as _____,
 of _____.



Lisa M. Kessler
 Notary Public for Oregon
 My commission expires October 17, 2026