

2024-000006

Klamath County, Oregon



00323622202400000060020020

01/02/2024 10:36:16 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

Richard David Coryell and Katherine Ann Coryell, Grantors, convey and warrant 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 below, and incorporated by reference and commonly known as 33850 Modoc Point Road, Chiloquin, OR 97624. The true consideration for this conveyance is \$80,000.

LEGAL DESCRIPTION

A portion of Government Lots 25 and 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 which is parallel to and 525 feet North of the South line of Government Lot 26; and bounded on the North by a line 700 feet North of and parallel to the South Boundary of Government Lot 26.

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: December 26th, 2023.

Richard David Coryell
RICHARD DAVID CORYELL
2897 NW Polarstar Ave
Bend, OR 97703

Katherine Ann Coryell
KATHERINE ANN CORYELL
2897 NW Polarstar Ave
Bend, OR 97703

State of Oregon
County of Deschutes

This instrument was acknowledged before me on December 26th, 2023, by

Richard David Coryell and Katherine Ann Coryell.

US Bank - Amanda Crestani
Signature of Notarial Officer and Title of Office client Relationship
consultant

My commission expires: August 3rd, 2023.
Seal, if required.

