



After recording return to:
Jonathan R. Unruh and Jessica R.
Unruh
30180 Pickett Road
Malin, OR 97632

Until a change is requested all tax
statements shall be sent to the
following address:
Jonathan R. Unruh and Jessica R.
Unruh
30180 Pickett Road
Malin, OR 97632

File No.: 7161-4107728 (SA)
Date: October 02, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lori L. Moore and Robert L. Unruh, Grantor, conveys and warrants to **Jonathan R. Unruh and Jessica R. Unruh as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$180,000.00**. (Here comply with requirements of ORS 93.030)

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.

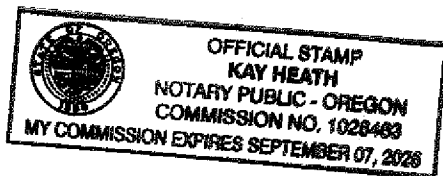
Dated this 21 day of December, 2023.

Lori L. Moore
Lori L. Moore

Robert L. Unruh
Robert L. Unruh

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 21 day of Dec., 2023
by **Lori L. Moore and Robert L. Unruh.**



Kay Heath
Notary Public for Oregon
My commission expires: 9-7-2026

APN: 111097

Statutory Warranty Deed
- continued

File No.: 7161-4107728 (SA)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL I:

LOT 13 IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, AND THE SOUTH 300 FEET OF LOT 19 IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON.

PARCEL II:

THE NORTH THIRTY ACRES OF THE FOLLOWING DESCRIBED PREMISES:

FARM UNIT "F" ACCORDING TO THE FARM UNIT PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 19 OF SECTION 18, AND LOT 13 OF SECTION 19, ALL IN TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN.

NOTE: This legal description was created prior to January 1, 2008.