



2024-000445

Klamath County, Oregon

01/16/2024 01:21:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James E. Reisinger, Jr. and Donna S. Reisinger

12790 HWY 39

Klamath Falls, OR 97603

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

James E. Reisinger, Jr. and Donna S. Reisinger

12790 HWY 39

Klamath Falls, OR 97603

File No. 619367AM

STATUTORY WARRANTY DEED

James E. Reisinger, Jr. and Donna S. Reisinger, Successor Trustees of the Land Trust No. 101; James E. Reisinger, Jr. and Donna S. Reisinger, Trustees of the JD Family Trust dated February 28, 1994; James E. Reisinger, Jr., as an individual and Donna S. Reisinger, as an individual

Grantor(s), hereby convey and warrant to

James E. Reisinger, Jr. and Donna S. Reisinger, with rights of survivorship

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:

Beginning at a point on the North line of that portion of the Klamath Falls-Lakeview Highway known as South 6th Street, which is North 0° 35' West 30 feet and North 88° 57' East 195 feet from the Southwest corner of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0° 25' West along a line parallel to the West line of the SE1/4 NW1/4 of said Section 2, a distance of 210 feet; thence North 89° 35' East a distance of 135 feet; thence South 0° 35' East, a distance of 209.2 feet, more or less, to the North line of said highway; thence South 88° 57' West, along said highway line, a distance of 135 feet to the point of beginning, being a parcel of land in the E1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, SAVE AND EXCEPT portion granted to State of Oregon, by and through its State Highway Commission, by Final Judgment of Case 64-134L, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is to clear title.

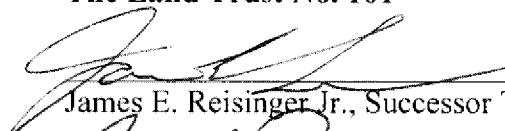
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:


Escrow No. 619367AM

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 16 day of January, 2024

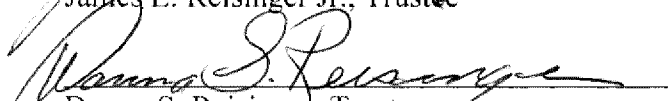
The Land Trust No. 101

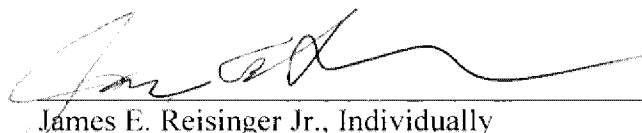

James E. Reisinger Jr., Successor Trustee

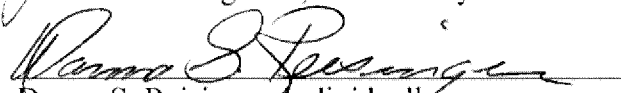

Donna S. Reisinger, Successor Trustee

The JD Family Trust Dated February 28, 1994


James E. Reisinger Jr., Trustee

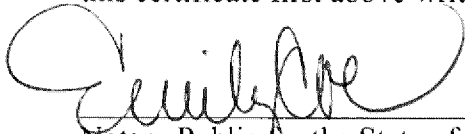

Donna S. Reisinger, Trustee


James E. Reisinger Jr., Individually


Donna S. Reisinger, Individually

On this 14 day of January, 2024, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared James E. Reisinger, Jr and Donna S. Reisinger individually and as successor trustees of the Land Trust No. 101 and trustees of the JD Family Trust, 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 Oregon

Residing at: Oregon

Commission Expires: 9/27/2025

