

2024-000543

Klamath County, Oregon

01/22/2024 10:35:02 AM

Fee: \$87.00

After Recording Return To:

Scott Howard

Kivel & Howard LLP

1530 SW Taylor Street

Portland, Oregon 97205

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

Michael Oldendorf

17906 Hamaker Ln

Klamath Falls, OR 97601-9038

WARRANTY DEED

Judith C. Jacobs, Trustee of the Judith C. Jacobs 2010 Living Trust dated May 12, 2010, Grantor, conveys and warrants to, Michael Oldendorf, Grantee, the real property commonly known as 17906 Hamaker Ln, Klamath Falls, OR 97601-9038 which is more fully described as follows.

Lot 3, Block 25, Tract 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The Property is free of encumbrances except easements, rights of way, restrictions and encumbrances of record and the lien of real property taxes and assessments not yet due and payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 26 day of December 2023

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

