



2024-000552
Klamath County, Oregon
01/22/2024 11:31:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jody Lane Olson and KanDee Lea Olson

PO Box 429

Bonanza, OR 97623

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

Jody Lane Olson and KanDee Lea Olson

PO Box 429

Bonanza, OR 97623

File No. 618457AM

STATUTORY WARRANTY DEED

Thomas E. Muzzey and Patricia Muzzey, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jody Lane Olson and KanDee Lea Olson, as Tenants by the Entirety,

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:

SW1/4 of the SE1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$290,000.00.

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:

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 22 day of January, 2024

Thomas E. Muzzey
Thomas E. Muzzey

Patricia Muzzey
Patricia Muzzey

State of Oregon } ss
County of Klamath }

On this 22 day of January, 2024, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Thomas E. Muzzey and Patricia Muzzey, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath county, Oregon
Commission Expires: 10-27-2026

