

**2024-001109**

**Klamath County, Oregon**



00324981202400011090020024

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
Craig Eisenberger  
399 McCormick Gardens Road  
Seaside, OR 97138

02/12/2024 01:47:23 PM

Fee: \$87.00

**MAIL TAX STATEMENTS TO:**  
Craig Eisenberger  
399 McCormick Gardens Road  
Seaside, OR 97138

**Tax Acct No. 391953**  
**Map: 3711-023A0-04600**

## **WARRANTY DEED**

**KRISTEN R. ARKO** Grantor, conveys and warrants to **CRAIG EISENBERGER**, Grantee, the following described real property, free of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

LOT 09, BLOCK 87, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66,  
PLAT 4, KLAMATH COUNTY, OREGON.

This deed is made for estate planning purposes and no consideration has been paid heretofore.

This conveyance is subject to and excepts:

RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS,  
CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date set forth below.

Dated: January 10, 2024

Kristen R. Arko  
KRISTEN R. ARKO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF SHASTA )

On JANUARY 10, 2024, before me, Tonya A. Hamilton, a Notary Public, personally appeared KRISTEN R. ARKO, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tonya A. Hamilton  
NOTARY PUBLIC

