

2024-001342
Klamath County, Oregon

02/21/2024 09:21:16 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:
Lee A Jesme, 4425 Balsam Dr., Klamath Falls OR 97601SEND TAX STATEMENTS TO:
Lee A Jesme, Same as above**STATUTORY WARRANTY DEED**

Lee A Jesme, surviving tenant by entirety [NAME OF GRANTOR], with an address of Klamath Falls Oregon [GRANTOR ADDRESS HERE] ("Grantor"), conveys and warrants to Lee A Jesme, successor Trustee of the Jesme Loving Trust dated march 30, 1994 [NAME OF GRANTEE HERE], whose address is Klamath Falls Oregon [GRANTEE ADDRESS HERE], ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:
Land in Klamath [COUNTY NAME HERE] County, Oregon, described more particularly as follows:

Lots 45, 46 and 47, CREGAN PARK, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon

tax ID number 3909-007BC-01900-000 Key No: 535530

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$ 10

This property is free of liens and encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed and those shown below, if any:

2022/2023 Real property taxes, paid current

[LIST EXCEPTIONS]

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.

DATED this 26 day of Feb, 2024

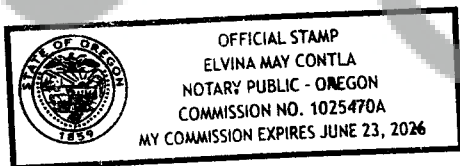
[Signature]
Grantor

STATE OF OREGON

COUNTY OF Klamath

} ss.

The foregoing instrument was acknowledged before me on this 21 day of February, 2024, by Lee A Jesme x x [NAME OF GRANTOR HERE], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



[Signature]
Printed Name: Elvina May Contla
Notary Public in and for the State of Oregon