

2024-001679

Klamath County, Oregon

03/05/2024 11:11:02 AM

Fee: \$92.00

RECORDING REQUESTED BY:


Western Title & Escrow

1777 SW Chandler Ave., Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0259862-YGW
Blake Olsen and Cindi Olsen
35899 Enterprise Road
Creswell, OR 97426

SEND TAX STATEMENTS TO:

Blake Olsen and Cindi Olsen
35899 Enterprise Road
Creswell, OR 97426

APN:696429

Map: 3107-02800-00600

MTC 03/05/2024
AmeriTitle

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Darlene A. Gestvang and Gregory D. Gestvang, Grantor, conveys and warrants to **Blake Olsen and Cindi Olsen**, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

The W1/2 E1/2 NW1/4 lying Southerly of Sand Creek in Section 28, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS **(\$199,000.00)**. (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

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.

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

Dated: _____

Darlene A. Gestvang
Darlene A. Gestvang

Gregory D. Gestvang
Gregory D. Gestvang

State of OR
County of Klamath

This instrument was acknowledged before me on 3/4/24 by Darlene A. Gestvang and Gregory D. Gestvang.

Marjorie Anne Stuart
Notary Public - State of Oregon

My Commission Expires: 5/18/25

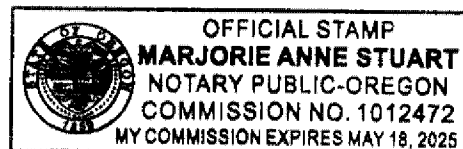


EXHIBIT "A"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Timber

Special Assessment disclosed by the Klamath tax rolls:

For: Fire Patrol Surcharge

The provisions contained in Patent,

Recorded: April 11, 1919,

Volume: 50, page 150.

Right, title and interest of the public in and to those portions of the Land lying within roads,
streets or
highways

An easement including the terms and provisions thereof, affecting the portion of said Land and
for the

purposes stated therein as set forth in instrument:

By and between: James J. Glessner and Flemming Kramer Jakobsen and Joanna Lee Pierce

Recorded: October 17, 1978

Instrument No.: M78, page 23192

Easement as shown on the Major Land Partition No. 80-35