

**2024-001961**

**Klamath County, Oregon**

**03/14/2024 02:27:01 PM**

**Fee: \$87.00**

**Return To:**



After Recording Return to:

**Bruce Crump**

**680 Divot Loop**

**Sutherlin, OR 97479**

Until a change is requested all tax statements

Shall be sent to the following address:

**(same as above)**

**File No. DE21369/625438AM**

## **STATUTORY WARRANTY DEED**

**Jayden Richey,**

herein called grantor, convey(s) and warrant(s) to

**Bruce Crump,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,  
described as:

Lot 32 in Block 22, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO.  
1, according to the official plat thereof on file in the office of the County Clerk, Klamath  
County, Oregon.

**(Tax Account # 397911, Tax Map and Lot # 3711-028A0-4600)**

and covenant(s) that grantor is the owner of the above described property free of all  
encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and  
easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or  
drainage; and except any real property taxes due but not yet payable; and will warrant and defend  
the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$6,500.00**.

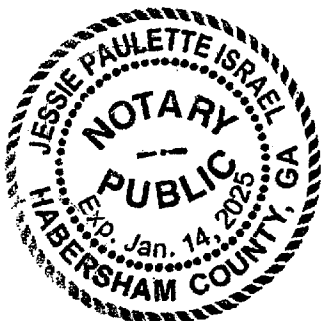
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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: 3/12/24

By: Jayden Richey  
Jayden Richey

STATE OF Georgia, County of Habersham ss.

On March 12, 2024, personally appeared the above named **Jayden Richey** and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Jessie Paulette Israel  
Notary Public for Habersham Co.  
My commission expires: 1-14-25