



2024-002155
Klamath County, Oregon
03/21/2024 02:15:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mor Schlesinger
870 Snell St.
Eugene, OR 97405

Until a change is requested all tax statements shall be
sent to the following address:
Mor Schlesinger
870 Snell St.
Eugene, OR 97405
File No. 620690AM

STATUTORY WARRANTY DEED

Don L. Waldrop and Martha L. Waldrop,
Grantor(s), hereby convey and warrant to

Mor Schlesinger,
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:

Lot 35, Block 42, KLAMATH FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, in the
County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$7,000.00.
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 19 day of March, 2024.

Don L. Waldrop

Don L. Waldrop

Martha L. Waldrop

Martha L. Waldrop

State of CA } ss
County of Butte }

On this 19 day of March, 2024, before me, Annie Latka, a Notary Public in and for said state, personally appeared Don L. Waldrop and Martha L. Waldrop, 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.

Annie Latka

Notary Public for the State of CA

Residing at: 2001 12th St. Oroville CA 95965

Commission Expires: 0903.2025

