



After recording return to:  
Donald E. Lehrmann and Tara  
Lehrmann  
21119 Thunderbird Lane  
Chiloquin, OR 97624

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Donald E. Lehrmann and Tara  
Lehrmann  
21119 Thunderbird Lane  
Chiloquin, OR 97624

File No.: 7161-4139300 (SA)

Date: February 20, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Denise Varnadore**, Grantor, conveys and warrants to **Donald E. Lehrmann and Tara Lehrmann as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lots 18 and 19, Block 34, FIRST ADDITION TO "KLAMATH FOREST ESTATES", according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Sonoma

On March 21, 2024 before me,

Holly Meredith, Notary Public  
Here Insert Name and Title of the Officer

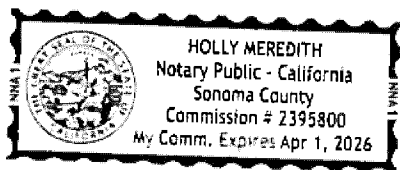
personally appeared

Denise Varnadore  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.



Place Notary Seal and/or Stamp Above

Signature

Holly Meredith  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document:

Statutory Warranty Deed

Document Date:

3/21/24

Number of Pages:

2

Signer(s) Other Than Named Above:

NA

**Capacity(ies) Claimed by Signer(s)**

Signer's Name:

Denise Varnadore

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☒ Individual

☐ Attorney in Fact

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Trustee

☐ Guardian or Conservator

☐ Other:

☐ Other:

Signer is Representing:

Signer is Representing: