Klamath County, Oregon 03/22/2024 02:31:01 PM

Fee: \$92.00



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 US

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)

APN: **271752**

Statutory Warranty Deed
- continued

File No.: 7161-4139300 (SA)

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 24+ day o	March_	, 20 <u>24</u> .	
L Jenise	Carnadore		
Denise Varnadore			
STATE OF Oregon	,		
STATE OF Gregori)ss.		
County of)		
This instrument was ack by Denise Varnadore .	nowledged before me on this _	day of	, 20
by Denise Variatione.			(car office.i)
			(See attached)
	Notary Public fo		
	My commission	expires:	

Page 2 of 2

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 personally appeared 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. HOLLY MEREDITH Notary Public - California WITNESS my hand and official seal. Sonoma County Commission # 2395800 Comm. Expires Apr 1, 2026 Place Notary Seal and/or Stamp Above 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: _

Signer's Name:

□ Individual

□ Trustee

□ Other:

□ Corporate Officer – Title(s):

Signer is Representing:

☐ Partner — ☐ Limited ☐ General

□ Attorney in Fact

□ Guardian or Conservator

Signer is Representing:

Document Date: _

Individual

□ Trustee

□ Other:

☐ Corporate Officer — Title(s): _

☐ Partner - ☐ Limited ☐ General

☐ Attorney in Fact

Guardian or Conservator