



2024-002552
Klamath County, Oregon
04/05/2024 11:14:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Von V. Sergi and Nicole L. Sergi

5532 Glenridge Way

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Von V. Sergi and Nicole L. Sergi

2131 Gettle ST

Klamath Falls, OR 97603

File No. 622983AM

STATUTORY WARRANTY DEED

Debra L. Munson,

Grantor(s), hereby convey and warrant to

Von V. Sergi and Nicole L. Sergi, as Tenants by the Entirety

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:

A portion of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of said Section 2, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 88°57' East a distance of 330.02 feet and North 0°35' West along the said East line of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of said Section 2, a distance of 588.9 feet from the Southwest corner of the SE1/4 NW1/4 of said Section 2, which point is the true point of beginning of this description; thence continuing North 0°35' West a distance of 75 feet to a point; thence South 89°25' West a distance of 135 feet to a point; thence South 0°35' East a distance of 75 feet to a point; thence North 89°25' East a distance of 135 feet to the point of beginning.

The true and actual consideration for this conveyance is \$286,000.00.

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 03 day of April, 2024.

Debra L. Munson
Debra L. Munson

State of Missouri } ss
County of Webster }

On this 03 day of April, 2024, before me, Jacqueline Neill a Notary Public in and for said state, personally appeared Debra L. Munson, 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.

Jacqueline Neill
Notary Public for the State of Missouri Jacqueline Neill
Residing at: 1104 Finbrooke Rd. Rogersville, Christian County, MO. 65742
Commission Expires: 04-12-2027

