

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

2921 Crescent Ave., Ste 110  
Eugene, OR 97408

**2024-002736**

Klamath County, Oregon

04/11/2024 02:54:01 PM

Fee: \$92.00

**GRANTOR'S NAME:**

Annette M. Howarth

**GRANTEE'S NAME:**

Jordan Wisdom and Katelyn Wisdom

**AFTER RECORDING RETURN TO:**

**Order No.:** 60222401122-SW

Jordan Wisdom and Katelyn Wisdom, as tenants  
by the entirety  
2014 Lincoln Avenue  
Vancouver, WA 98660

**SEND TAX STATEMENTS TO:**

Jordan Wisdom and Katelyn Wisdom  
2014 Lincoln Avenue  
Vancouver, WA 98660

APN/Parcel ID(s): 886997

Lot 49 Alpine Breeze Court, Crescent Lake, OR  
97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Annette M. Howarth, Grantor, conveys and warrants to Jordan Wisdom and Katelyn Wisdom, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See attached Exhibit A

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00). (See ORS 93.030).

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.

FWT 60222401122/6281047m

STATUTORY WARRANTY DEED  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/10/2024

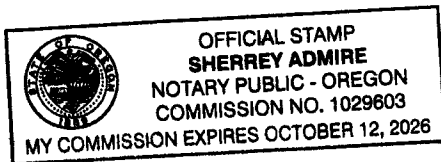
Annette M. Howarth  
Annette M. Howarth

State of Oregon  
County of Washington

This instrument was acknowledged before me on 10 April, 2024 by Annette M. Howarth.

Sherrey Admire  
Notary Public - State of Oregon

My Commission Expires: 10-12-2026



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 49 in DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.