

2024-002741

Klamath County, Oregon



00327077202400027410020021

04/11/2024 03:40:48 PM

Fee: \$87.00

Returned at Counter

After recording return to:
Kincaid Law LLC
409 Pine Street
Klamath Falls, OR 97601

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

Junetta Kay Fitts
27627 N Hwy 97
Chiloquin, OR 97624

STATUTORY WARRANTY DEED

June Fitts, Grantor, conveys and warrants to

Junetta Kay Fitts, Trustee of the Junetta Kay Fitts Revocable Trust dated April 11, 2024,
Grantee, the following described real property in the County of Klamath and State of Oregon
free of encumbrances except as specifically set forth herein:

**Parcels 1 and 2 of Land Partition 36-92, in Lots 21 and 28 of Section 3, Township 36
South, Range 7 East, Willamette Meridian, Klamath County, Oregon**

Tax Map numbers: 3607-A0300-00700, 3607-A0300-01100

Commonly known as 27745 and 27627 N Hwy 97, CHILOQUIN, OR 97624

The true and actual consideration for this conveyance is other property or value.

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:

NONE

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 11 day of April, 2024.

June Fitts
June Fitts

State of Oregon }
 } ss.
County of Klamath }

On this 11 day of April, 2024, before me, Mary Schiefelbein a Notary Public in and for said state, personally appeared Junetta Kay Fitts, 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.

Mary Elizabeth Schiefelbein
Notary Public for the State of Oregon

Commission Expires: 10-16-26

