



2024-003166
Klamath County, Oregon
04/25/2024 03:31:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey Weintraub and Donna Weintraub

840 Quail Park Circle

Klamath Falls, OR 97601

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

Jeffrey Weintraub and Donna Weintraub

840 Quail Park Circle

Klamath Falls, OR 97601

File No. 628851AM

STATUTORY WARRANTY DEED

Kuhlman Builders Inc., an Oregon Corporation,

Grantor(s), hereby convey and warrant to

Jeffrey Weintraub and Donna Weintraub, 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:

**Parcel 1 of Land Partition 48-23 Being a Replat of Parcels 2 and 3 of "Land Partition 17-06",
Situated in the NE1/4 NW1/4 of Section 30, Township 38 South, Range 9 East of the Willamette
Meridian, Klamath County Oregon, Recorded March 28, 2024 as Instrument #2024-002362**

The true and actual consideration for this conveyance is \$450,000.00.

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 18th day of April, 2024.


Kuhlman Builders. Inc, an Oregon Corporation

By: 
Arthur B. Kuhlman, President

State of Oregon}ss.
County of Klamath}

On this 18th day of April, 2024, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Arthur B. Kuhlman known to me to be the President of the Kuhlman Builders, Inc., an Oregon Corporation Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/2025

