

2024-003202

Klamath County, Oregon

04/26/2024 01:22:02 PM

Fee: \$97.00



After recording return to:
Samuel Hozan and Carina Cedrechi
14604 Brumby Ridge Avenue
Lithia, FL 33547

Until a change is requested all tax
statements shall be sent to the
following address:
Samuel Hozan and Carina Cedrechi
14604 Brumby Ridge Avenue
Lithia, FL 33547

File No.: 7161-4151283 (JC)

Date: March 29, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

St. Anne Catholic School, Grantor, conveys and warrants to **Samuel Hozan and Carina Cedrechi, not as tenants in common but with right of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$1,500.00**. (Here comply with requirements of ORS 93.030)

APN: **R295950**

Statutory Warranty Deed
- continued

File No.: **7161-4151283 (JC)**

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 26 day of April, 2024

St. Anne Catholic School

By: Robert Wolf

Name: Robert Wolf

Title: Pastor/President

APN: **R295950**

Statutory Warranty Deed
- continued

File No.: **7161-4151283 (JC)**

STATE OF Oregon

County of

~~Klamath~~

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ss.

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This instrument was acknowledged before me on this 26 day of April, 2024
by Robert Wolf as Pastor/President of St. Anne Catholic School, on behalf of the Minutes of the
Meeting/Resolution.



Notary Public for Oregon

My commission expires:

5/13/25



APN: **R295950**

Statutory Warranty Deed
- continued

File No.: **7161-4151283 (JC)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The North 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 29, Township 35 South Range 13 East Willamette Meridian.

NOTE: This legal description was created prior to January 1, 2008.