



2024-004565
Klamath County, Oregon
06/06/2024 11:23:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert Tilton Neu and Noramah Wheeler Neu

PO Box 1106

Chiloquin OR 97624

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

Robert Tilton Neu and Noramah Wheeler Neu

same as above

File No. 637302AM

STATUTORY WARRANTY DEED

Michael Joseph Sanchez and Morgan Elizabeth Ebert, as Tenants by the Entirety ,
Grantor(s), hereby convey and warrant to

Robert Tilton Neu and Noramah Wheeler Neu, 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:

**Lot 10, Block 7, Tract 1019, Winema Peninsula-Unit No. 2, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$442,000.00.

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 5th day of June, 2024.

Michael Joseph Sanchez
Michael Joseph Sanchez

Morgan Elizabeth Ebert
Morgan Elizabeth Ebert

State of Idaho } ss
County of Ada }

On this 5th day of June, 2024, before me, the undersigned notary a Notary Public in and for said state, personally appeared Michael Joseph Sanchez and Morgan Elizabeth Ebert, 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.

Christine Whittington
Notary Public for the State of Idaho
Residing at: Boise
Commission Expires: 8/15/2026

