



2024-005461
Klamath County, Oregon
06/27/2024 02:17:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Zachary Fitzgerald
2448 NW Schmidt Way #254
Beaverton, OR 97006

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

Zachary Fitzgerald
2448 NW Schmidt Way #254
Beaverton, OR 97006
File No. 635932AM

STATUTORY WARRANTY DEED

Steven P. Wise and Kristen Towner, with right of survivorship ,

Grantor(s), hereby convey and warrant to

Zachary Fitzgerald,

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:

Portion of Government Lot 1, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

All that portion of said Government Lot 1, Section 32, lying Southwesterly from the most Southwesterly line of Block 4, and the most Southwesterly line of Seymour Avenue of said Riverside Addition, and lying West of the Westerly line of Armour Avenue and Westerly line of said avenue extended Southerly.

The true and actual consideration for this conveyance is \$8,000.00.

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 17 day of June, 2024

Steven P. Wise
Steven P. Wise

Kristen Towner
Kristen Towner

State of Oregon } ss
County of Klamath }

On this 17 day of June, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Steven P. Wise and Kristen Towner, 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.

Melissa Cook

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

