

2024-006532

Klamath County, Oregon 07/26/2024 08:46:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

| After recording return to: |
|---|
| Connie R. Anderson and Parker J. Anderson |
| 469 Gordon St |
| Rio Vista, CA 94571 |
| |
| Until a change is requested all tax statements shall be |
| sent to the following address: |
| Connie R. Anderson and Parker J. Anderson |
| 469 Gordon St |
| Rio Vista, CA 94571 |
| File No. 642128AM |

STATUTORY WARRANTY DEED

Ken Janson,

Grantor(s), hereby convey and warrant to

Connie R. Anderson and Parker J. Anderson, with Rights of Survivorship

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 38-94, being Parcel 1 of Land Partition 52-93 in the NE¼ of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County

The true and actual consideration for this conveyance is \$48,000.00.

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:

Real property taxes due, if any, but not yet payable

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 INOUIRE 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 24 day of July | |
|---|---|
| Ken Janson | |
| Ken Janson | |
| State of Virginia } s | |
| County of Chesapeake | |
| On this 24th day of July, 2024, before me, | Brenda Turner |
| person(s) whose name(s) is/are subscribed to the wit | eared Ken Janson, known or identified to me to be the thin Instrument and acknowledged to me that |
| he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my l | and and affixed my official seal the day and year in |
| this certificate first above written. | |
| Notary Public for the State of Chesapeake | |
| Residing at. | |
| Commission Expires: 10/31/2025 | Brenda Turner |
| | REGISTRATION NUMBER |

Notarized remotely online using communication technology via Proof.

COMMISSION EXPIRES
October 31, 2025