



2024-006630

Klamath County, Oregon

07/30/2024 01:00:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Otakar Jan Andrysek

135 N Wendling St.

Klamath Falls, OR 97601

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

Otakar Jan Andrysek

135 N Wendling St.

Klamath Falls, OR 97601

File No. 639105AM

STATUTORY WARRANTY DEED

Constance J. Coleman,

Grantor(s), hereby convey and warrant to

Otakar Jan Andrysek,

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:

Lots 11 and 12 in Block 14 of DIXON ADDITION to the City of Klamath falls, 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 \$178,500.00.

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 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 29 day of July, 2024.

Constance J. Coleman by Everett R. Stone as her Attorney In Fact
Constance J. Coleman by Everett R. Stone, as her Attorney-In-Fact

State of Oregon} ss.
County of OREgon }

On this 29 day of July, 2024, before me, Rhonda Jean Young a Notary Public in and for said state, personally appeared Everett R. Stone known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Constance J. Coleman, and acknowledged to me that he/she/they subscribed the name of Constance J. Coleman as principal and his/her own name as Attorney-in-fact.

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

Rhonda Jean Young
Notary Public for the State of Oregon

Residing at: Jackson County OR

Commission Expires: 11-13-26

