



2024-006664
Klamath County, Oregon
07/31/2024 09:22:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Zachary Thomas Lundry and Dusty Ann James

1004 Bismark St.

Klamath Falls, OR 97601

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

Zachary Thomas Lundry and Dusty Ann James

1004 Bismark St.

Klamath Falls, OR 97601

File No. 642513AM

STATUTORY WARRANTY DEED

James Streinz and Maria Streinz, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Zachary Thomas Lundry and Dusty Ann James, with right 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:

The property described in Exhibit 'A' attached hereto and made a part hereof

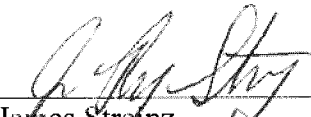
The true and actual consideration for this conveyance is \$265,000.00.

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 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 29th day of July, 2024




James Streinz



Maria Streinz

State of Oregon } ss
County of Klamath }

On this 29th day of July, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared James Streinz and Maria Streinz, 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.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

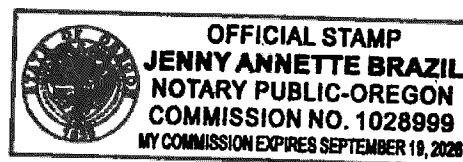


EXHIBIT 'A'

PARCEL 1:

Lot 1, Block 2, SHIPPINGTON ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land in the SW1/4 SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Southeasterly comer of Lot 1, Block 2, SHIPPINGTON ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence North 76 degrees 30' West along the South line of said Lot 1 a distance of 52.9 feet to the Southwesterly comer of said Lot 1; thence South 13 degrees 30' West at right angles to the Southerly line of said Lot 1, said line also being the Southerly extension of the line between Lots 1 and 2, Block 2, Shippington Addition, 82.5 feet, more or less, to a point on the Northeasterly line of Bly Street; thence South 15 degrees 27' East, along said Northeasterly line of Bly Street, a distance of 15.4 feet, more or less, to its intersection with the Northwesterly line of Melhase Street extended; thence North 38 degrees 45' East, along said Northwesterly line of Melhase Street, a distance of 106.1 feet, more or less, to the point of beginning.