



After recording return to:
Willem DeJong and Johanna E.
DeJong
5033 Highway 39
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Willem DeJong and Johanna E.
DeJong
5033 Highway 39
Klamath Falls, OR 97603

File No.: 7161-4191140 (SA)
Date: August 05, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Thomas Dale Snider and Debra Marie Snider, as Tenants by the Entirety, Grantor, conveys and warrants to **Willem DeJong and Johanna E. DeJong as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1 of Land Partition 53-21, situated in the Southwest 1/4 Northwest 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed October 6, 2022 in 2022-012005 records of Klamath County.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$635,000.00**. (Here comply with requirements of ORS 93.030)

APN: **598099**

Statutory Warranty Deed
- continued

File No.: **7161-4191140 (SA)**

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 13th day of August, 2024.

Thomas Dale Snider

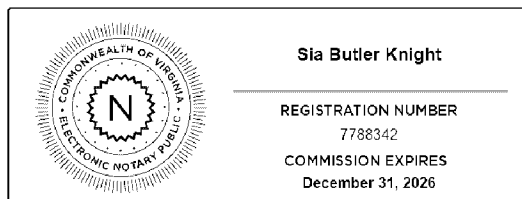
Debra Marie Snider

Thomas Dale Snider

Debra Marie Snider

STATE OF Virginia)
County of Prince William)ss.
)

This instrument was acknowledged before me on this 13th day of August, 2024
by **Thomas Dale Snider and Debra Marie Snider.**



Sia Butler Knight

Notary Public for Virginia
My commission expires: 12/31/2026

Notarized remotely online using communication technology via Proof.