

2024-007155

Klamath County, Oregon



00332382202400071550020029

08/16/2024 11:12:41 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Johnson & Taylor, LLC
Attn: Don G. Johnson
1193 Liberty Street SE
Salem, OR. 97302

SEND TAX STATEMENTS TO:

Sarah E. Kretschmer & Mark J. Kretschmer
10768 Garma Way SE
Turner, Oregon 97392

STATUTORY WARRANTY DEED

We, **Valerie Whittemore and Mark Kretschmer** ("Grantors"), convey and warrant to **Sarah E. Kretschmer and Mark J. Kretschmer**, Trustees of **The Kretschmer Family Trust**, dated **July 26th, 2023** ("Grantee"), all of our interest in the following described real property (the "Property"), free of encumbrances, except as specifically set forth herein:

The following real property in the County of Klamath and State of Oregon is described more particularly as follows:

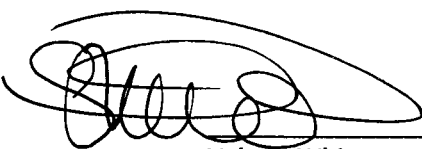
Lot 9 in Block 12 of TRACT 1122, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is: Zero (\$0.00); Estate Planning Purposes. This property is free of liens and encumbrances, except as stated above.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 26th day of July 2023.

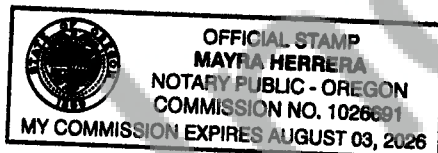

Valerie Whittemore, Grantor


AS power of Attorney
for Valerie Whittemore


Mark Kretschmer, Grantor

STATE OF OREGON)
) ss.
County of MARION)

The foregoing instrument was acknowledged before me on this 26th day of July 2023, by Valerie Whittemore and Mark Kretschmer, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.




Notary Public for the State of Oregon