

2024-007221

Klamath County, Oregon



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08/19/2024 12:09:40 PM

Fee: \$87.00

Prepared by:

Saze LLC

17 Edmond Street

Darien, CT 06820

When Recorded mail to:

Karen Schlenker

PO Box 191

Bly, Oregon 97622

Mail Tax Statements To:

Karen Schlenker

PO Box 191

Bly, Oregon 97622

APN: 3714-01300-01500-000

Prior Instrument Number: 2023-000487

### Warranty Deed

For good and valuable consideration of \$10,800, the receipt and sufficiency of which is hereby acknowledged, Saze LLC (GRANTOR), does hereby convey to Karen Schlenker (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

"S 1/2 SE 1/4 NE 1/4 Section 13, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon." Tax Account No. R-3714-0130001500-000, Key No. R404324

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

Returned at Counter

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: July 6, 2024

Signed and Sealed:

Saze LLC

By: [Signature]

Seth Bittker, Managing Member

State of Connecticut  
County of Fairfield

I, Mary Beth Mason, a Notary Public of the County and State first above written do hereby certify that Seth Bittker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 6<sup>th</sup> day of July, 2024.

[Signature]

Notary Public State of CT, County of Fairfield  
My commission expires: 3/31/2029

APN: 3714-01300-01500-000

