

2024-007465

Klamath County, Oregon

08/27/2024 10:50:02 AM

Fee: \$92.00

**After recording, return to:
Andrew R Waler Trust
32568 Deberry Rd
Creswell, OR 97426**

**Until a change is requested,
send tax statements to:
Andrew R Waler Trust
32568 Deberry Rd
Creswell, OR 97426**

WARRANTY DEED - STATUTORY FORM

Daniel R Bethel as Grantor, conveys and warrants to Andrew R Waler, Trustee of the Andrew R Waler Trust as Grantee, that certain real property located in Klamath County, Oregon, which is more particularly described as follows: (18871 Clear Spring Way Crescent Lake, OR 97733)

“ See Attached Exhibit “A” “

This conveyance is free of encumbrances except the covenants, conditions, restrictions and easements of record.

The true consideration for this conveyance is other than money.

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.

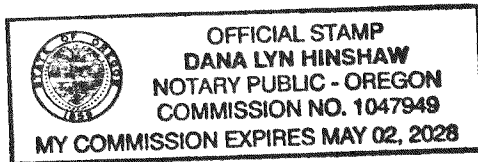
Dated this 23rd day of August, 2024

GRANTOR:


Daniel R Bethel

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on the 23 day of August, 2024 by Daniel R
Bethel




NOTARY PUBLIC FOR OREGON

Map No. R-2407-007AO-04700-000

Account No. 10883

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 45 in Block 3 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.