

2024-007915

Klamath County, Oregon

09/10/2024 02:36:02 PM

Fee: \$87.00

After recording return to:
Jacob Greenfield
441 E. Olympic Drive
Grapeview, WA 98546

File No.: 24-0036

Until a change is requested, all tax statements
shall be sent to the following address:
Jacob Greenfield
441 E. Olympic Drive
Grapeview, WA 98546

STATUTORY WARRANTY DEED

Glenn Frederick Daniel Swanson, Grantor, conveys and warrants to Jacob Greenfield, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 1, Block 36, Crescent, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No(s). 2409-030DB-11400 and 155478

This property is free of encumbrances, EXCEPT: 2024-2025 Klamath County Oregon Taxes, a lien not yet due and payable.

The true consideration for this conveyance is eighteen thousand and NO/100 (\$18,000.00).

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, OF 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. THIS INSTRUMENT DOES NOT ALLOW THE 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, OF CHAPTER 424, UNDER 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: August 24, 2024

Ameri Title
641287AM

OREGON ESCROW SERVICES
PO BOX 54
SPRINGFIELD, OR 97477

Glenn Frederick Daniel Swanson

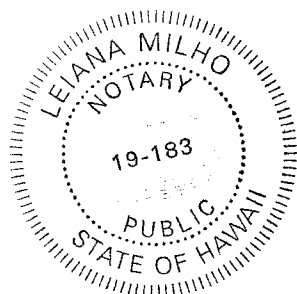
State of Hawaii

County of Hawaii

Signed and sworn to before me the 05th September of ~~August~~ 2024 by Glenn Frederick Daniel Swanson.

Leiana Milho
Notary Public

Affix stamp/seal:



Doc. Date: 09/05/2024 # Pages: 2
Notary Name: Leiana Milho 3 Circuit
Doc. Description: stat. WD
My Commission expires: 04/21/2027
Leiana Milho 09/05/2024
NOTARY SIGNATURE DATE
NOTARY CERTIFICATION