



2024-008021

Klamath County, Oregon

09/13/2024 11:39:02 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Will Conrad and Sophie Jean Wardrip

1006 Laurel St.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Will Conrad and Sophie Jean Wardrip

1006 Laurel St.

Klamath Falls, OR 97601

File No. 643005AM

STATUTORY WARRANTY DEED

Alfred E. Jaunzems and Candy L. Jaunzems, Tenants in Common,

Grantor(s), hereby convey and warrant to

Will Conrad and Sophie Jean Wardrip, with right of survivorship,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The part of the S½ NW¼ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 1504 feet East of the Southwest corner of the NW¼ NW¼ of Section 5 in said Township and Range;

thence South 70 feet;

thence West 200 feet;

thence North 70 feet;

thence East 200 feet to the point of beginning.

The true and actual consideration for this conveyance is \$255,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

***Signed in counterpart**

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 11 day of September, 2024.

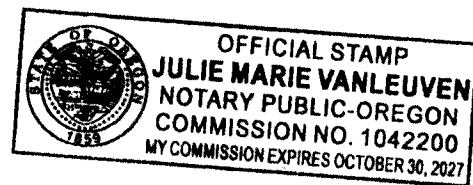
Alfred E Jaunzems
Alfred E Jaunzems

State of Oregon } ss
County of Klamath }

On this 11 day of September, 2024, before me, Julie Vanleuven a Notary Public in and for said state, personally appeared Alfred E. Jaunzems, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Julie Vanleuven
Notary Public for the State of Oregon
Residing at Klamath Falls
Commission Expires: 10.30.2027



Dated this 11 day of September 2024

Candy L. Jaunzems
Candy L. Jaunzems

State of Oregon } ss
County of Klamath }

On this 11 day of September, 2024, before me, Julie VanLeuven a
Notary Public in and for said state, personally appeared Candy L. Jaunzems, known or identified to me to
be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that
he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in
this certificate first above written.

Julie VanLeuven
Notary Public for the State of Oregon
Residing at Klamath Falls
Commission Expires: 10302027

