

2024-008530

Klamath County, Oregon

09/30/2024 01:36:02 PM

Fee: \$92.00



After recording return to:
Jedidiah Joling and Hailey Joling
330 Lloyelen Drive
Rogue River, OR 97537

Until a change is requested all tax
statements shall be sent to the
following address:
Jedidiah Joling and Hailey Joling
330 Lloyelen Drive
Rogue River, OR 97537

File No.: 7151-4206294 (vb)
Date: September 26, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Fred F. Garland III and Susan M. Garland, Trustees, or their successors in trust, under the Garland Family Trust dated July 21, 2008, and any amendments thereto, Grantor, conveys and warrants to **Jedidiah Joling and Hailey Joling, as tenants by the entirety,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 40, Block 49, FOURTH ADDITION TO NIMROD RIVER PARK, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$4,000.00**. (Here comply with requirements of ORS 93.030)

APN: **342953**

Statutory Warranty Deed
- continued

File No.: **7151-4206294 (vb)**

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 27 day of September, 2024.

Fred F. Garland III and Susan M. Garland,
Trustees, or their successors in trust, under
the Garland Family Trust dated July 21,
2008, and any amendments thereto

Fred F. Garland III, Trustee
Fred F. Garland III, Trustee

Susan M. Garland, Trustee
Susan M. Garland, Trustee

APN: 342953

Statutory Warranty Deed
- continued

File No.: 7151-4206294 (vb)

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of September, 2024
by Fred F. Garland III and Susan M. Garland as Trustees of the Garland Family Trust dated July
21, 2008, and any amendments thereto, on behalf of the trust.

Marla u
Notary Public for
My commission expires: 2126/2027

