2024-008650

Klamath County, Oregon 10/04/2024 09:46:02 AM



After recording return to: Michael J. Swedo 29862 Drews Road Sprague River, OR 97624

Until a change is requested all tax statements shall be sent to the following address: Michael J. Swedo 29862 Drews Road Sprague River, OR 97624

File No.: 7161-4199692 (SA) Date: September 03, 2024

	THIS SPACE RESERVED FOR	Fee: \$97.00	
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STATUTORY WARRANTY DEED

Woojin Joo, Grantor, conveys and warrants to Michael J. Swedo, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 \$160,000.00. (Here comply with requirements of ORS 93.030)

APN: **348494**

Statutory Warranty Deed - continued

File No.: 7161-4199692 (SA)

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 this3rd	$_$ day of $__$	October, 20_24
Woojin Joo		
Woojin Joo		
STATE OF Taxa		
STATE OF Texa	•	55.
County of Collin		
	vas acknowledged l	before me on this 3rd day of October, 2024
by Woojin Joo .		
PRY PUBLISHED	Talia J Brown	Jalia J. Braux
TO FEE	ID NUMBER 13269078-3 COMMISSION EXPIRES September 22, 2028	Notary Public for the state of Texas My commission expires: 09/22/2028

Electronically signed and notarized online using the Proof platform.

APN: **348494** Statutory Warranty Deed - continued

EXHIBIT A

File No.: **7161-4199692 (SA)**

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

Lot 22 of NIMROD RIVER PARK, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with a portion of Lot 27 of NIMROD RIVER PARK, more particularly described as follows:

Beginning at the Southeast corner of Lot 22; thence South 1° 04' 00" East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Northwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 22 and the Northerly River bank; thence, from said intersection North 1° 04' 00" West to the Southwest corner of said Lot 22; thence South 76° 02' 30" East along the Southerly lot line of said lot to the Point of Beginning.

Lot 24 of NIMROD RIVER PARK, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

And a portion of Lot 27 of NIMROD RIVER PARK as shown on Plat of Record, Klamath County, more particularly described as follows:

Beginning at the Southeast corner of said Lot 24; thence South 01° 04' 00" East to a point of the South line of Lot 27 of said NIMROD RIVER PARK; thence Westerly along the South line of said Lot 27, to a point, which point is the intersection of the South line of Lot 27 and the Southerly prolongation of the Westerly side line of Lot 24 (the bearing of said prolongation is South 01° 04' 00" East); Thence North 01° 04' 00" West, along said prolongation to the Southwest Corner of said Lot 24; thence North 88° 56' 00" East 14.14 feet; thence South 76° 02' 30" East 88.90 feet, the Point of Beginning.

Also Lot 23 of NIMROD RIVER PARK, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with a portion of Lot 27 of NIMROD RIVER PARK, more particularly described as follows:

Beginning at the most Southeasterly corner of Lot 23, NIMROD RIVER PARK; thence South 1° 04' 00" East across Lot 27 to the North Bank of the Sprague River; thence Westerly along the North Bank of the Sprague River to a point, which point is the

Statutory Warranty Deed - continued

intersection of the North Bank of said River and the Southerly prolongation of the Westerly side line of Lot 23; thence from said point North 1° 04' 00" West along said prolongation to the most Southwesterly corner of said Lot 23; thence South 76° 02' 30" East 103.54 feet to the Point of Beginning.

File No.: **7161-4199692 (SA)**

Note: this legal description was created prior to January 01, 2008.

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