



2024-008891
Klamath County, Oregon
10/11/2024 08:33:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Laura Gerritsen and Stacy Motschenbacher
3358 Foothills Cr Right Fork
Gold Hill, OR 97525

Until a change is requested all tax statements shall be
sent to the following address:
Laura Gerritsen and Stacy Motschenbacher
3358 Foothills Cr Right Fork
Gold Hill, OR 97525
File No. 652330AM

STATUTORY WARRANTY DEED

Jason Carrick and Shay Carrick, as Tenants by the Entirety ,
Grantor(s), hereby convey and warrant to

Laura Gerritsen and Stacy Motschenbacher, 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:

**Lot 24 in Block 7 of Tract 1017, MOUNTAIN LAKES HOMESITES, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$60,000.00.
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

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: October 7, 2024

Shay Carrick
Shay Carrick

Jason Carrick
Jason Carrick

State of Oregon } ss
County of Josephine }

On this 9 day of October, 2024, before me,
Heather Anne Sciurba a Notary Public in and for said state, personally
appeared Jason Carrick and Shay Carrick, 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.

Heather Anne Sciurba
Notary Public for the State of Oregon
Residing at: Grants Pass OR
Commission Expires: NOV 21 2025

