

AmeriTitle 654076AM

RECORDING REQUESTED BY:



2921 Crescent Ave., Ste 110
Eugene, OR 97408

GRANTOR'S NAME:

Mark Carlson and Kristy L. Carlson

GRANTEE'S NAME:

Adrian C. Holtorf

AFTER RECORDING RETURN TO:

Order No.: 60222404297-SW

Adrian C. Holtorf
3821 Sturdivant Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Adrian C. Holtorf
3821 Sturdivant Avenue
Klamath Falls, OR 97603

3821 Sturdivant Avenue, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mark Carlson and Kristy L. Carlson, Grantor, conveys and warrants to Adrian C. Holtorf, A single man, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 11, Burnsdale, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, Excepting Therefrom the Easterly 38' thereof.

SUBJECT TO the following:

1. Special Assessment disclosed by the Klamath tax rolls for Klamath County Drainage.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and easements in connection therewith
4. Restrictions as shown on the official plat of said Land.
5. Building Setbacks as shown on the official plat of said Land.
6. Easements as shown on the official plat of said Land.
7. The provisions contained in Deed, recorded April 30, 1973 as Instrument No: Volume M73, Page 5118.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED SIXTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$364,900.00). (See ORS 93.030).

2024-009535
Klamath County, Oregon
10/31/2024 03:28:01 PM
Fee: \$87.00

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/30/2024

[Signature]
Mark Carlson

[Signature]
Kristy L. Carlson

State of Oregon
County of Clatsop

This instrument was acknowledged before me on 10/30/24 by Mark Carlson and Kristy L. Carlson.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 3/7/26

