



2024-009801  
Klamath County, Oregon  
11/08/2024 01:04:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Heidi A. Spangler

513 Corwin St

Defiance, OH 43512

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

Heidi A. Spangler

513 Corwin St

Defiance, OH 43512

File No. 657169AM

## STATUTORY WARRANTY DEED

Swyft Inc., an Illinois Corporation,

Grantor(s), hereby convey and warrant to

Heidi A. Spangler,

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 West 1/2 of Section 24, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

**EXCEPTING THEREFROM the South 1/2 of the Southwest 1/4 of the Northwest 1/4 and that portion of N1/2 of the NW1/4 SW1/4 lying Northerly of the North line of the County Road.**

**ALSO EXCEPTING THEREFROM the South 1400 feet of the East 900 feet of the NW1/4 all in Section 24, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

**ALSO EXCEPTING THEREFROM any portion lying within the boundaries of county roads.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3511-02400-00600

**The true and actual consideration for this conveyance is \$175,000.00.**

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

Return To:

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.

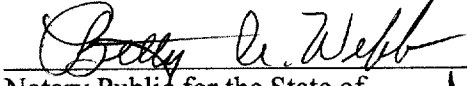
Dated: November 4, 2024

Swyft Inc., an Illinois Corporation

  
Philip Marsh, President

State of Illinois } ss.  
County of Sangamon }

On this 6<sup>th</sup> day of November, 2024, before me,  
Betty A. Webb a Notary Public in and for said state, personally appeared Philip Marsh known to me to be the President of the Swyft Inc., an Illinois Corporation Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Illinois  
Residing at: 2626 S. 5th St Springfield, IL 62703  
Commission Expires: 1-25-2025

