

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340
Eugene, OR 97401

2024-010047

Klamath County, Oregon

11/18/2024 01:21:01 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Order No.: WT0268525-TS

Joseph L. Kimery
Joseph L. Kimery and Shari J. Kimery,
Trustees, or their successors under The Joseph L.
Kimery & Shari J. Kimery Living Trust dated June
9, 2020
PO Box 1034
Cottage Grove, OR 97424

SEND TAX STATEMENTS TO:

Joseph L. Kimery and Shari J. Kimery,
Trustees, or their successors under The Joseph L.
Kimery & Shari J. Kimery Living Trust dated June
9, 2020
PO Box 1034
Cottage Grove, OR 97424

APN: 162905

No Situs Address, Crescent, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Stephen E. Weitzel and Maria L. Weitzel, Trustees, or their successors in trust under the Weitzel Living Trust, dated October 30, 2007, Grantor, conveys and warrants to Joseph L. Kimery, and Shari J. Kimery, as Trustees for Joseph L. Kimery & Shari J. Kimery Living Trust, 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 1, Block 10, Tract No. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINETY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$94,500.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: November 14, 2024

Stephen E. Weitzel and Maria L. Weitzel, Trustees, or their successors in trust under the Weitzel Living Trust, dated October 30, 2007

BY: Stephen E. Weitzel
Stephen E. Weitzel
Trustee

BY: Maria L. Weitzel
Maria L. Weitzel
Trustee

State of OREGON

County of Lane

This instrument was acknowledged before me on Nov. 14, 2024 by Stephen E. Weitzel, and Maria L. Weitzel, as Trustees for the Weitzel Living Trust, dated October 30, 2007.

Notary Public - State of Oregon

My Commission Expires: 3.14.25



EXHIBIT "A"
Exceptions

Subject to:

Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber
Amount: \$18.75

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: December 2, 1907
Volume: 23, page 302

Restrictions as shown on the official plat of said land.

Building Setbacks as shown on the official plat of said land.

Easements as shown on the official plat of said land.